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MARRIOTT VERNON
ESTATE AGENTS

24B Campden Road, South Croydon, CR2 7EN
Guide price £375,000-£400,000





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Marriott Vernon welcome to the market this well presented two bedroom split level Edwardian conversion flat with delightful private garden, paved courtyard and share of freehold, ideally situated in a highly sought after South Croydon location close to beautiful Lloyd Park and excellent transport links. The property offers bright and spacious, characterful accommodation, with elegant living space arranged over two floors boasting period appeal and original features. High ceilings, original honeycomb patterned windows, panelled walls and painted beams present an impressive focal point throughout the property, sympathetically off-set with modern interiors and neutral décor. Features include a generous open plan lounge/dining room, well equipped kitchen, family bathroom, gas central heating and inbuilt storage.

Approached via a charming paved courtyard area, the accommodation comprises; entrance hall leading into the reception room with ample space for relaxing and dining, and double doors spilling out onto the garden. The adjacent kitchen, also with doors onto the garden, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two well sized double bedrooms – one to the ground floor, and the other on the lower level, plus a stylish family bathroom.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools including Royal Russell, as well as lovely open spaces.

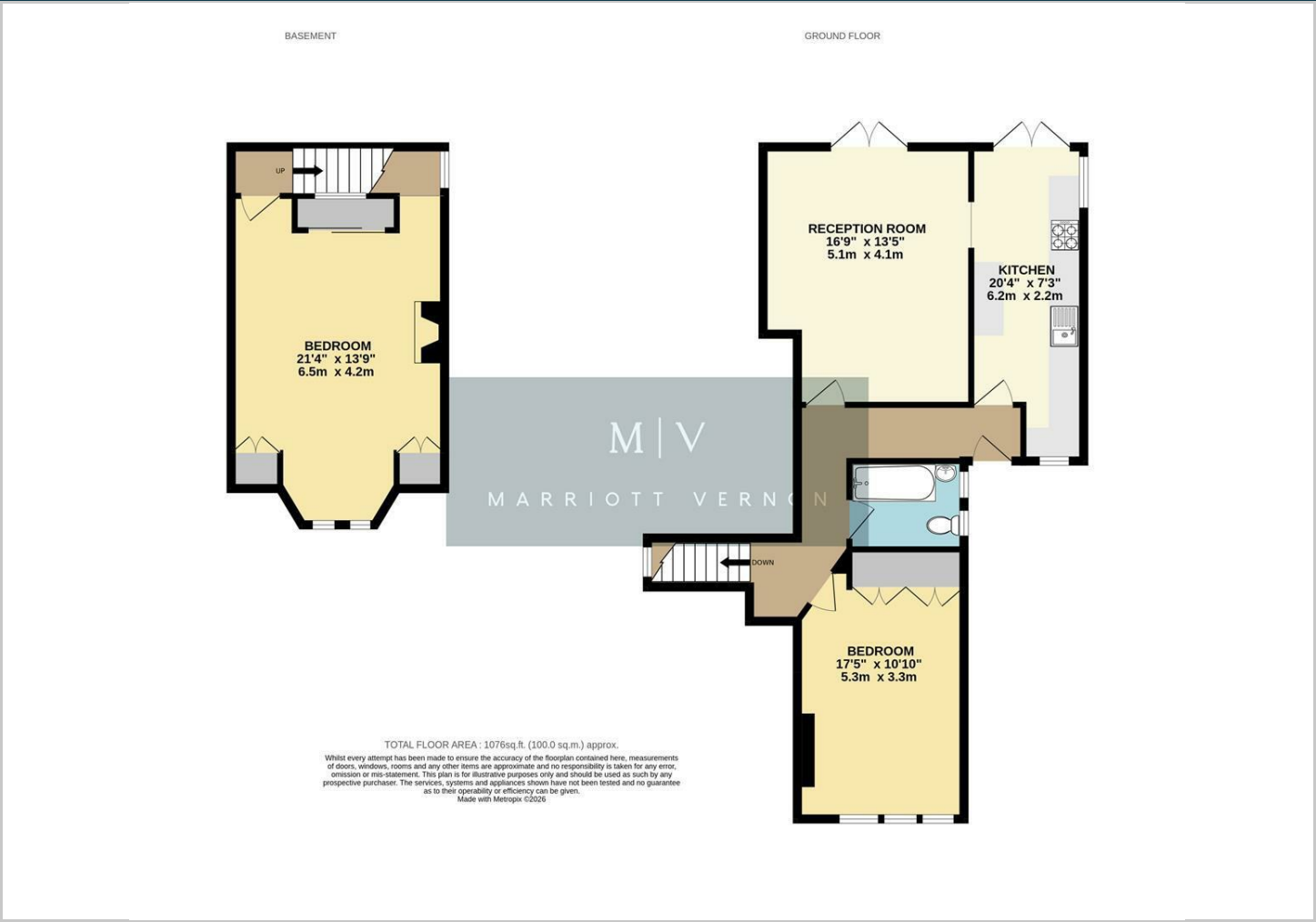






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Floor Plans



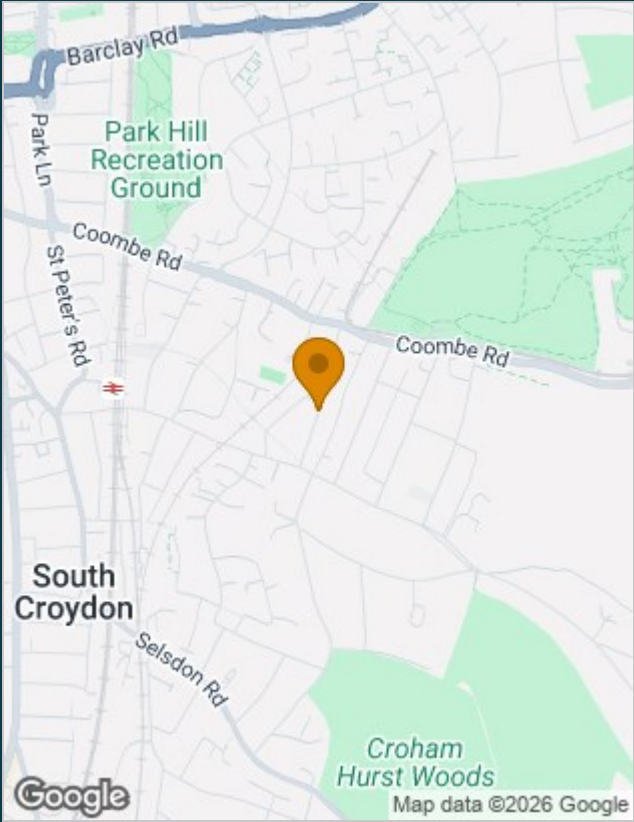
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC