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MARRIOTT VERNON

ESTATE AGENTS

23 South Park Hill Road, South Croydon, CR2 7DZ

Guide price £350,000





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Guide Price £350,000-£375,000 Marriott Vernon present this stunning two bedroom, two bathroom penthouse apartment with no onward chain, set within a fantastic new build development (built 2019), boasting allocated parking and generous private balcony/terrace with view of London and Surrey. Offering luxury living space maximising light and space, with well planned, bright and spacious accommodation, finished with stylish interiors and high quality fittings, the property provides a modern base which perfectly blends comfort and convenience.

Features include an inviting open plan reception/kitchen, modern family bathroom and principal en-suite, 'Amtico' flooring, integrated kitchen with 'Caesarstone' quartz worktops, gas central heating, double glazing, ample inbuilt storage, 'Sky Q' connection, secure entry and long lease.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the delightful private balcony/terrace, and ample space for both relaxing and dining. The kitchen area comprises a sleek range of matching wall and base units incorporating inset sink unit, and further integrated appliances. There are two well sized bedrooms, with en-suite WC to the principal bedroom, plus a stylish family bathroom.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into 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 also within easy reach for a diverse selection of bars and restaurants.

Viewings are highly recommended.



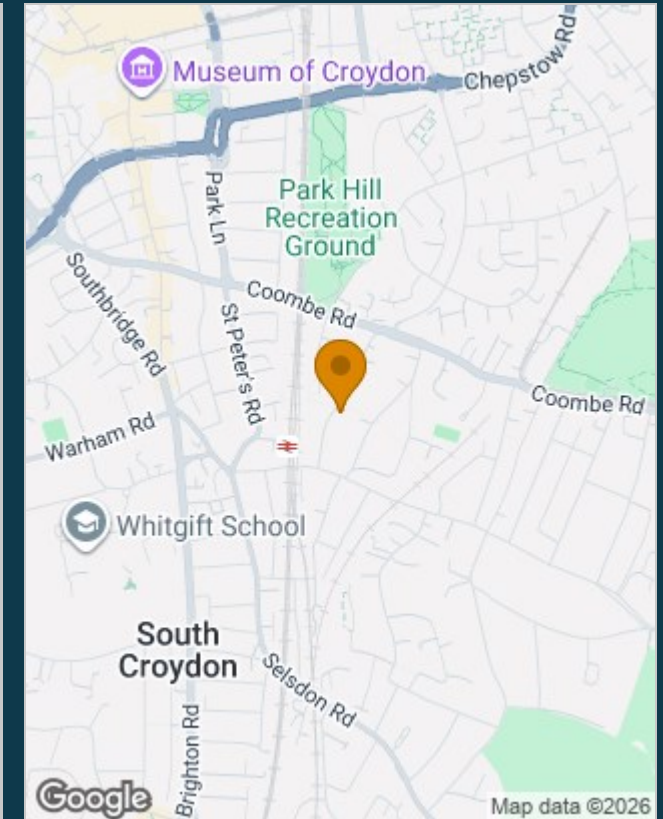




Floor Plans



Location Map



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.