

**FOR SALE**



**Cherry Orchard Road, East Croydon**  
**£360,000 Offers In Region Of**

**MARTIN&CO**



## Cherry Orchard Road, East Croydon

0203 000 0000 Office | 07700 000 000 Mobile

- 'New' Never Occupied Apartment
- Double Reception Room
- Luxury Fitted Kitchen
- Double Bedroom
- Climate Control Heating

**STUNNING 'NEW' APARTMENT** in the most sought-after block of the stunning Morello Development close to **EAST CROYDON STATION**. **BIG BRIGHT LIVING ROOM**, luxury fitted kitchen, private **BALCONY**, double

Forming part of the recently completed 'Morello' development, just a few moments walk from the favoured station at East Croydon, this lovely, light and particularly spacious apartment would make a superb home for the busy commuter or investment.

The property has never been occupied and is in 'as-new' condition, affording an entrance hall, a generously proportioned open plan living/dining room with luxurious fitted kitchen area, a private balcony with stunning views, double bedroom with built-in wardrobe, and a smart modern bathroom/wc. Downstairs there is a boutique hotel-style entrance lobby with concierge's desk and meeting area, whilst of particular note is the resident's gym with a



comprehensive range of machines and equipment.

East Croydon Station is one of the busiest non-terminus stations in London, as well as in the United Kingdom as a whole and provides fast services into central London and out to Gatwick and the South coast. There is also a Tramlink stop at the Station which has a direct link to Wimbledon town centre, with its District Line London Underground Station.

There is a good selection of local stores and smaller supermarkets within easy reach, including Waitrose on George Street. Nearby Boxpark offers an amazing range of bars and eateries whilst the town centre's main shopping and leisure facilities are just a 10 minute walk away, including the forthcoming Westfield shopping centre.

Call Martin & Co Croydon now for an appointment to view!

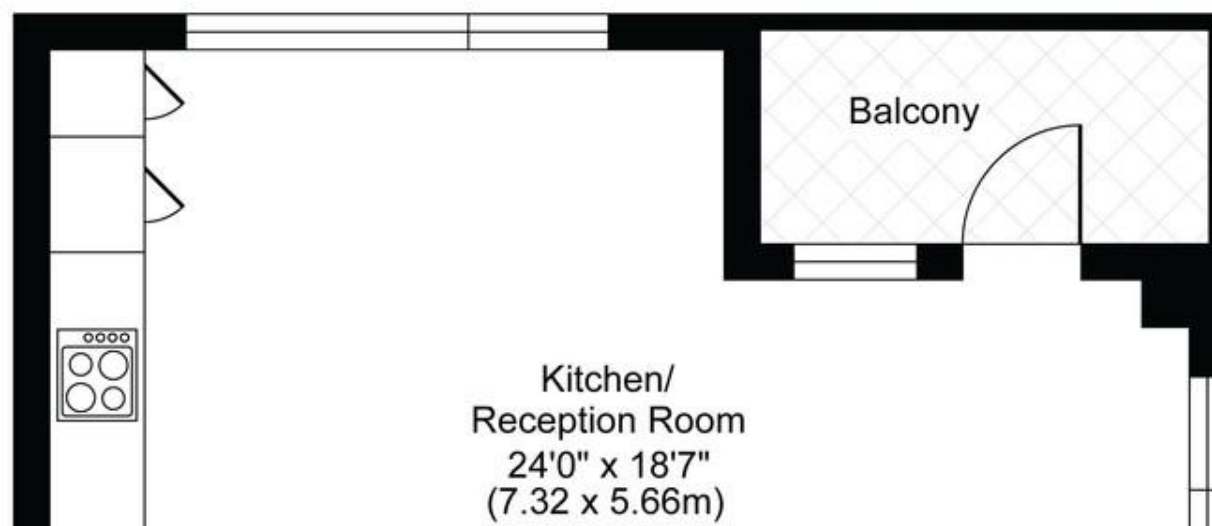
**ENTRANCE HALL:** Storage cupboard. Utility cupboard with plumbing for washing machine.

**RECEPTION ROOM:** 24' x 18' 7" (7.32m x 5.66m)  
Maximum dimensions including open-plan kitchen area.  
Dual aspect room with far reaching views towards the West and North-West London. Door to private balcony.

**OPEN-PLAN KITCHEN AREA:** Extensive range of contemporary wall and base units. Built in oven, hob, fridge  
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SANTINA APARTMENTS, CHERRY ORCHARD ROAD CR0  
TOTAL APPROX FLOOR PLAN AREA 625 SQ.FT (58 SQ.M)  
TENTH FLOOR



## Martin & Co Croydon

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