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MARRIOTT VERNON

ESTATE AGENTS



Flat 3, 26 Woodstock Road, Croydon, CR0 1JR

£1,550 Per month



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Marriott Vernon are delighted to offer this well presented two bedroom, two bathroom, first floor period conversion flat, ideally situated just a short walk from East Croydon station and town centre amenities. The property offers bright and spacious accommodation with modern interiors, recently redecorated throughout with a neutral palette. Features include a generous reception room, separate well equipped eat-in kitchen/breakfast room, modern bathroom and master en-suite, entry phone, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing and entertaining. The separate kitchen/breakfast room comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, inbuilt fridge freezer, washing machine and dishwasher. There are two well sized bedrooms, with en-suite to the master, plus a family bathroom with white three piece suite.

The property is superbly located close to East Croydon station, with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.

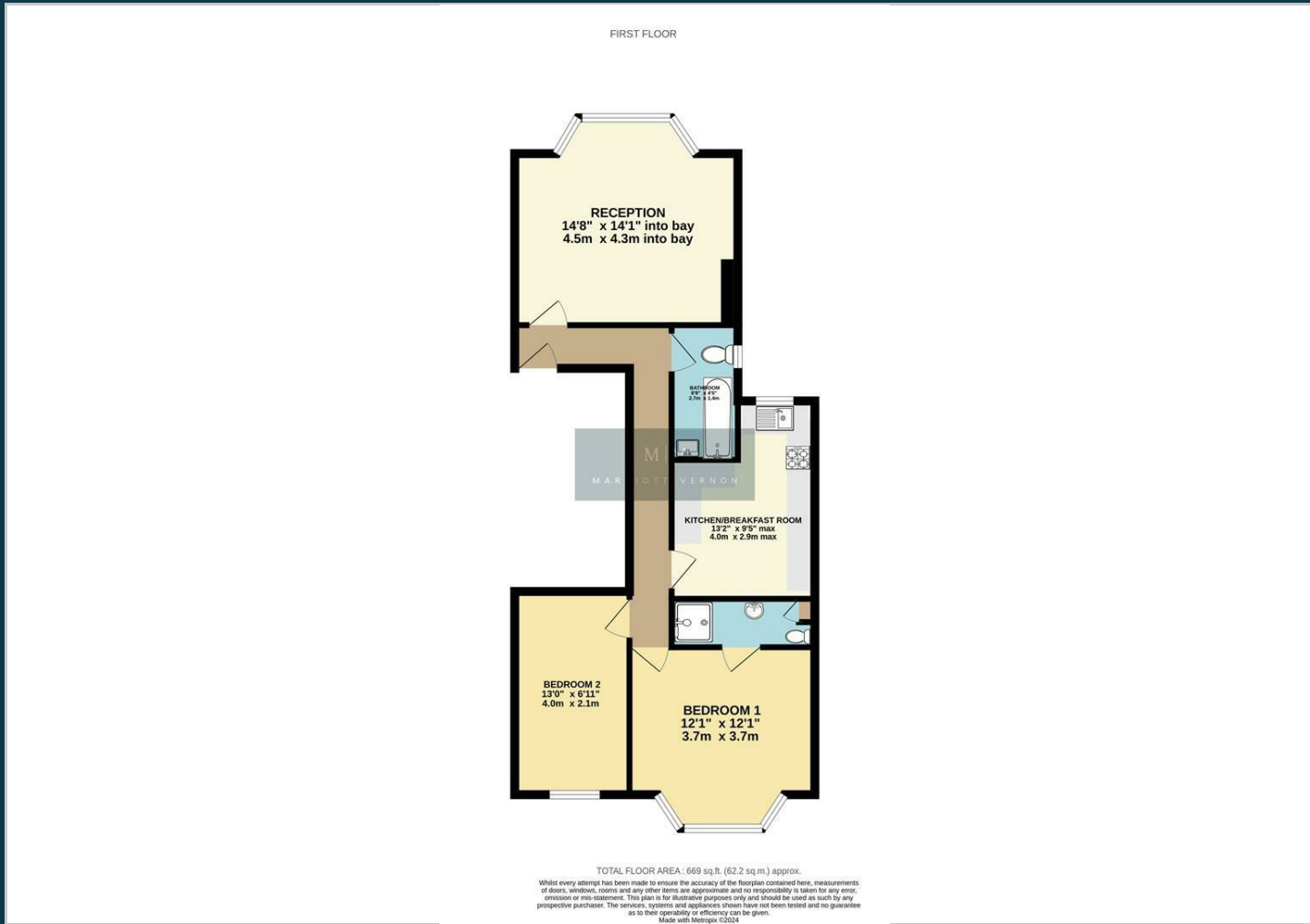






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Floor Plans



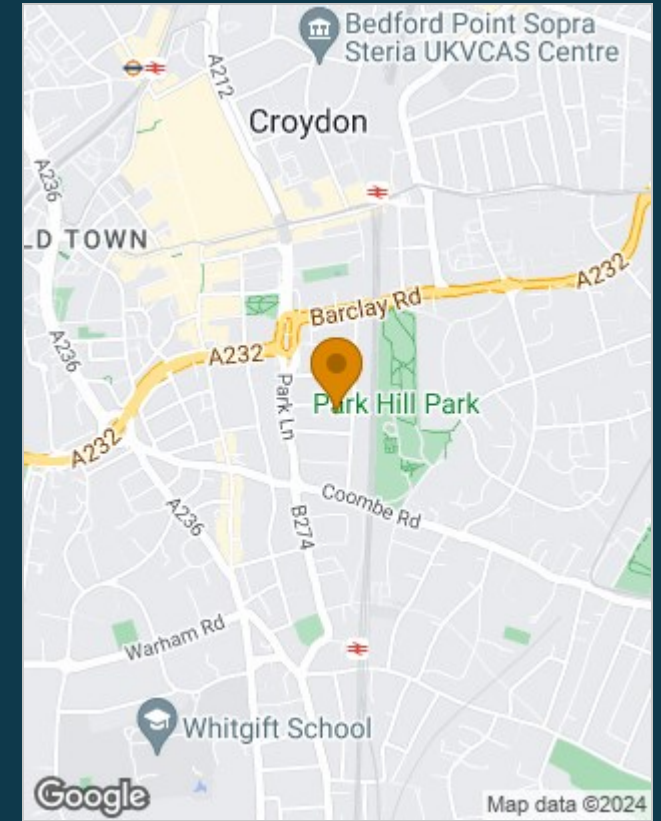
Viewing

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.

Ewhurst Avenue, South Croydon, CR2 ODL
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 70 Potential: 80