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MARRIOTT VERNON  
ESTATE AGENTS



BENWICK COURT

Flat 6, Benwick Court Croydon Road, London, SE20 7SS

Guide Price - £300,000-£325,000

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# Flat 6, Benwick Court

## London, SE20 7SS

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Marriott Vernon present to the market this well proportioned two bedroom second floor flat with residents parking and attractive south east facing communal gardens, conveniently situated within a short distance of excellent transport links and amenities. The property has been well maintained by the current owner, offering bright and spacious accommodation with modern interiors throughout - ideal for homeowner or investor alike. Features include a generous reception room, separate well equipped kitchen, family bathroom, gas central heating, double glazing, and useful inbuilt storage.

Accommodation comprises entrance hall with inbuilt cupboard, leading into the reception room with ample space for relaxing and dining. The separate kitchen 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 bedrooms, with inbuilt storage to the principal bedroom, plus a family bathroom with white three piece suite.

The property is very conveniently located within a short walk of Anerley, Birkbeck, Penge West and Penge East stations for easy access to Central London and the City, as well as Tramlink from Avenue Road connecting the centres of Wimbledon and Croydon. Numerous regular bus routes also link the surrounding area. There are a variety of shops and amenities within a short distance, with nearby Beckenham and Crystal Palace offering a further array including fashionable bars and restaurants. The area is also well served by open spaces including Betts Park and Winsford Gardens, and excellent local schools.

Viewings are highly recommended.









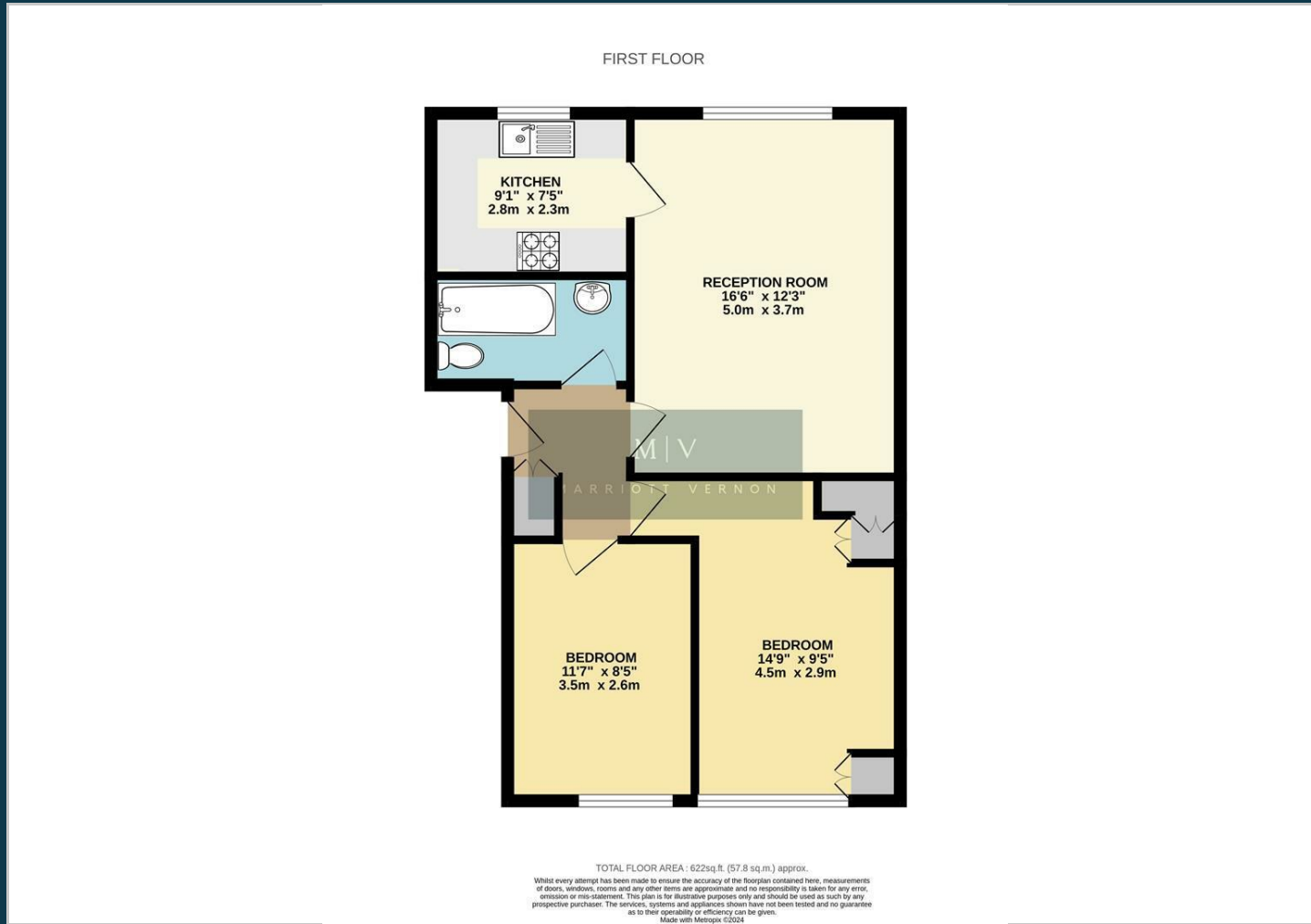


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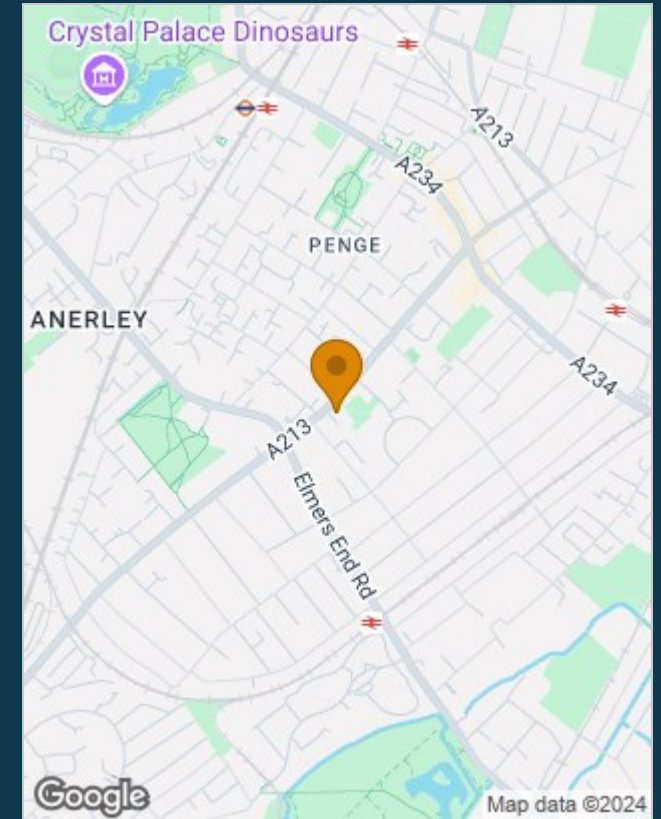
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## Floor Plans



## 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.

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