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MARRIOTT VERNON  
ESTATE AGENTS



14 Aberdeen Road, Croydon, CR0 1EQ

Guide price £300,000



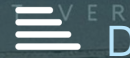
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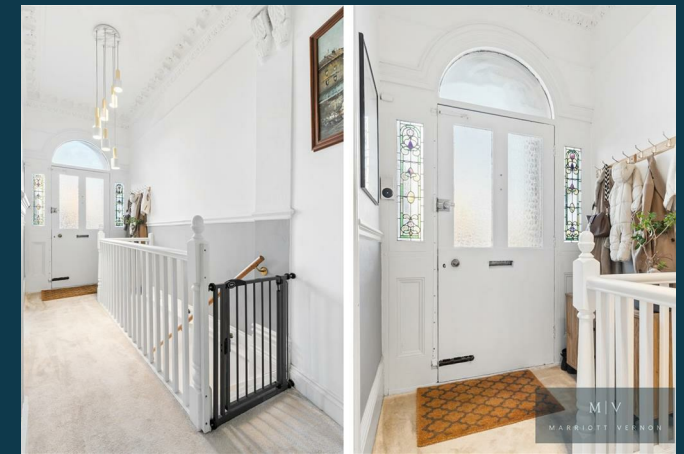
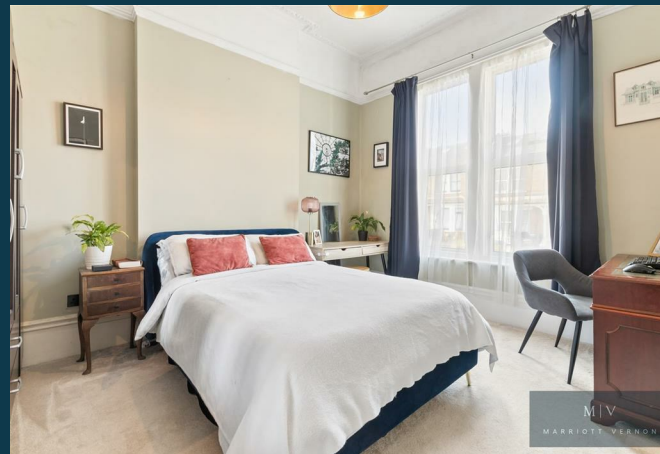
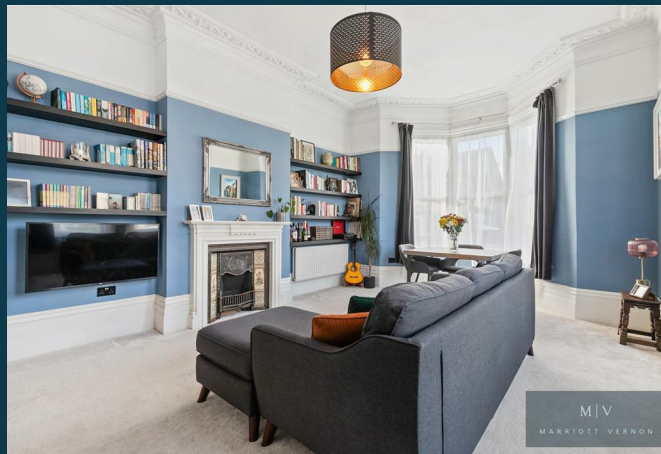
\*\*\*Guide Price £300,000 - £315,000\*\*\* Marriott Vernon presents this attractive one bedroom split-level period conversion flat, ideally situated in the heart of South Croydon, moments from transport links and amenities. This appealing corner plot property comes with a share of freehold and a long lease (999+ years). Features include a private area of garden, off-street parking space, and a separate garage.

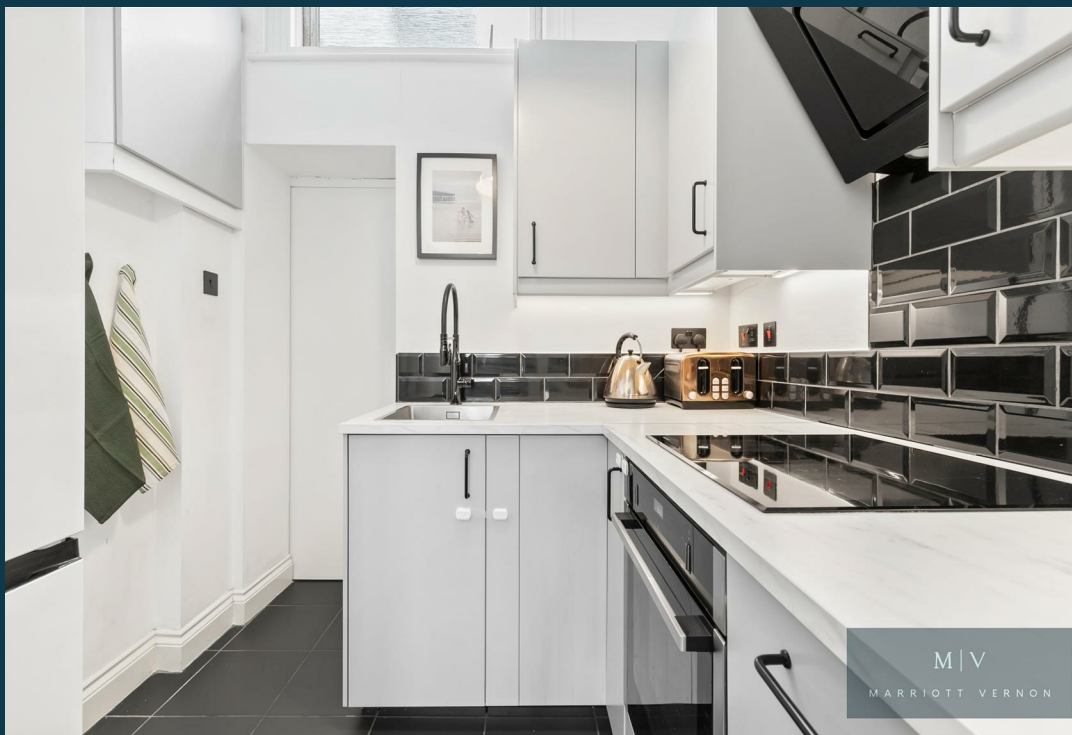
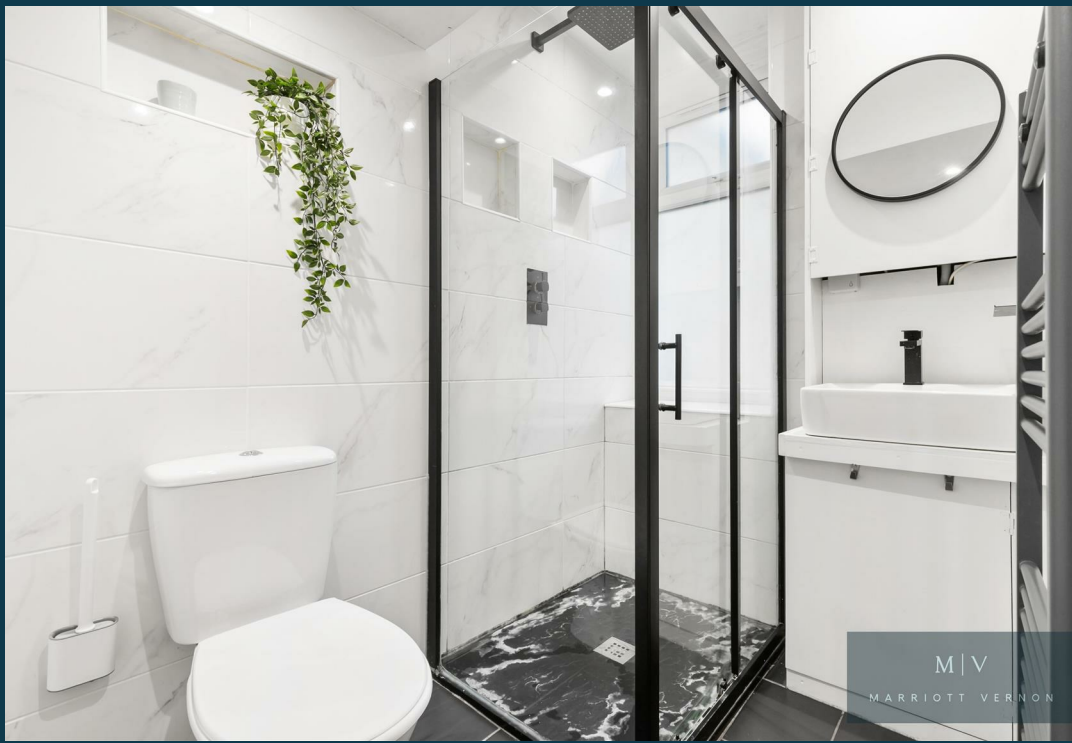
The property offers light and spacious accommodation over ground and lower ground floors, successfully blending character appeal with modern interiors. Accessed via its own private entrance with a feature stained glass door, the upper level comprises: an inviting dual-aspect reception room with ample space for relaxing and dining; a separate, well-equipped kitchen with tall cupboards and corner units to maximise storage; a modern shower room accessed via the kitchen; and a generous double bedroom.

The lower level is accessed via a hallway and includes a utility cupboard with space for multiple appliances. It leads to a versatile second room suitable for use as a study or a second bedroom. This lower level has been recently and extensively upgraded to fully comply with current Building Regulations, including renewed damp proofing, insulation, a state-of-the-art ventilation system, and a fully protected means of escape route, providing optionality for a second bedroom if required. The garage is directly adjacent to the property and held on its own title, offering versatility for a potential investment or scope to integrate into the accommodation footprint, subject to necessary planning permission.

The location is superb for commuting and lifestyle, providing easy access to both South Croydon and East Croydon stations offering excellent, fast connections into Central London, Gatwick Airport, and the South Coast. Croydon town centre, including the vibrant 'Restaurant Quarter', is a short walk away, offering an array of shops and amenities.

Viewings are highly recommend







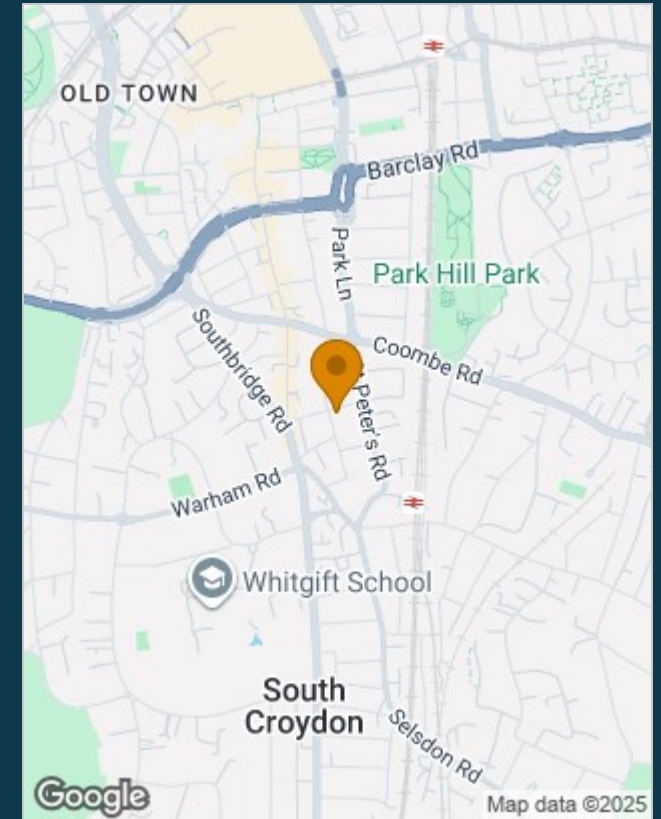
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## Floor Plans



## 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.

Bank House, 111 South End, Croydon, CR0 1BJ  
 Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
Current: <b>62</b>	Potential: <b>71</b>