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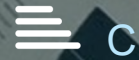
MARRIOTT VERNON  
ESTATE AGENTS



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47 Spottiswood Court Harry Close, Croydon, CR0 2NL

£1,600 Per month





# 47 Spottiswood

Croydon, CR0 2NL

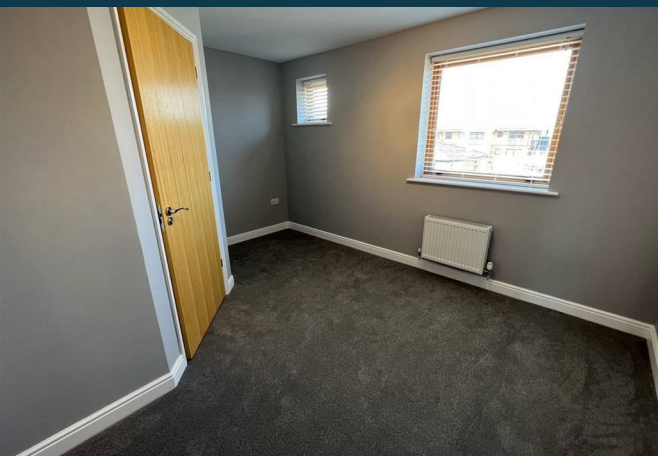
£1,600 Per month

Marriott Vernon present to the market this well presented two double bedroom top (third) floor flat with private balcony and residents parking, ideally situated in a popular purpose built development close to excellent transport links and amenities. The property, ideal for homeowner or investor buyer alike, offers bright, well planned accommodation with modern interiors throughout. Features include a generous reception room, separate well equipped kitchen, two bath/shower rooms (one en-suite), ample inbuilt storage, gas central heating, double glazing, and access to well maintained communal gardens.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with direct access onto the private balcony and ample space for both relaxing and dining. The adjoining kitchen 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, and further space for appliances. There are two well sized double bedrooms, with en-suite shower to the principal bedroom, plus a family bathroom with white three piece suite.

The property is conveniently located close to the centre of Croydon, and within easy access of numerous regular bus routes providing links to railway stations at nearby Selhurst, Thornton Heath, West and East Croydon, all offering excellent fast and frequent services into Central London. Croydon town centre itself offers an array of shops, bars, cafes and restaurants, as well as excellent leisure facilities including a cinema complex.

Viewings are highly recommended.

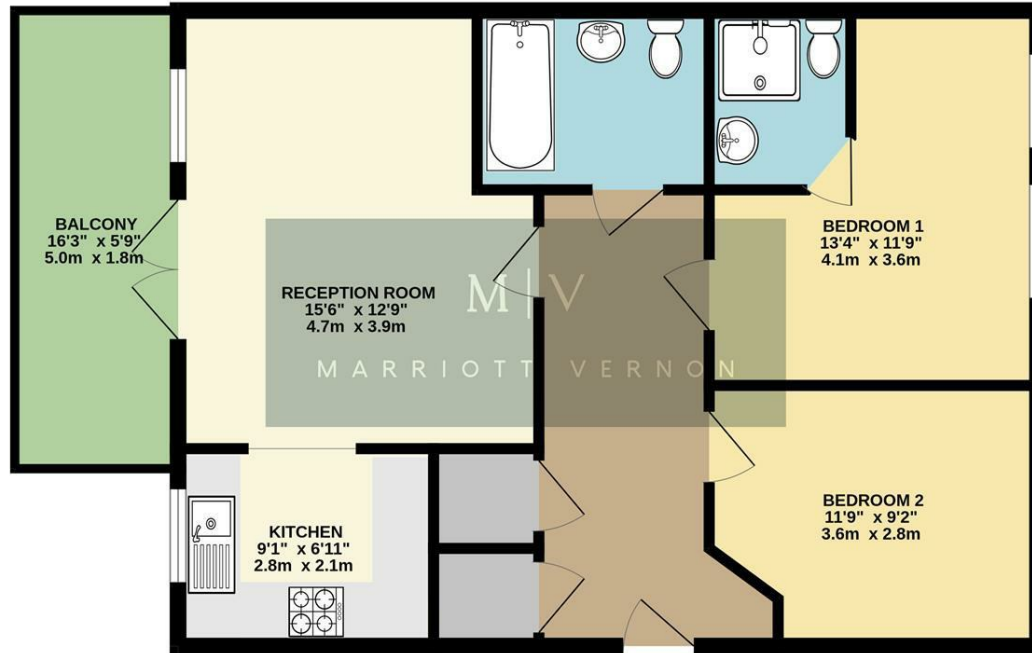






## Floor Plans

### THIRD FLOOR

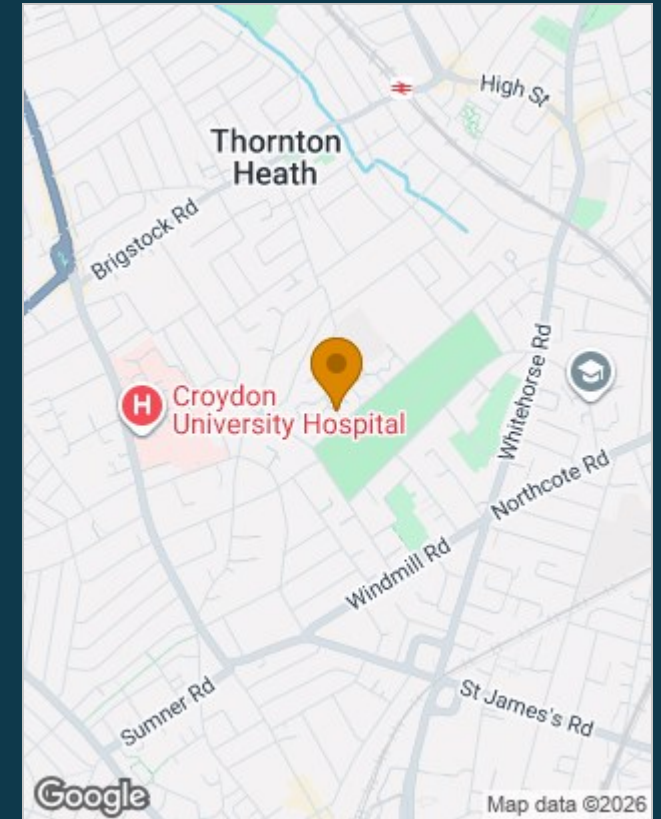


TOTAL FLOOR AREA: 622sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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	