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ESTATE AGENTS



Flat 3, 51 Selsdon Road, South Croydon, CR2 6PY

£1,850 Per month



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# Flat 3, 51 Selsdon Road

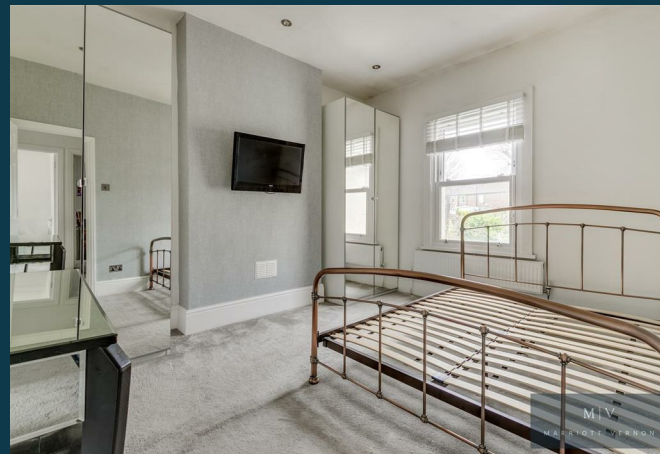
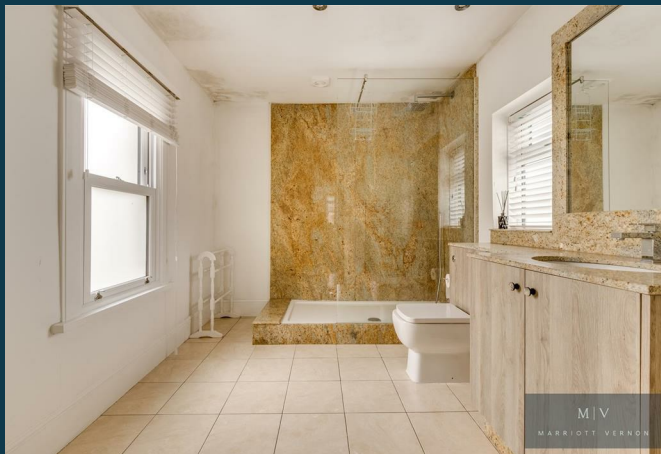
South Croydon, CR2 6PY

Marriott Vernon are delighted to offer to the market this spacious three bedroom first floor period conversion flat, ideally located just a short walk from South Croydon station. Neutrally finished throughout, the property provides generous living space including a 16'5 x 14'1 reception room, separate well equipped kitchen/breakfast room and a large shower room. Further features include gas central heating, double glazing, off street parking to the front and private section of garden.

Accommodation comprises entrance with stairs rising to the first floor landing, leading into the bright and spacious reception room with dual windows and ample space for relaxing, entertaining and dining. 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, fridge freezer, washer dryer and dishwasher. There are three well sized bedrooms - two doubles and a single/study, plus a large shower room with modern suite.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants.

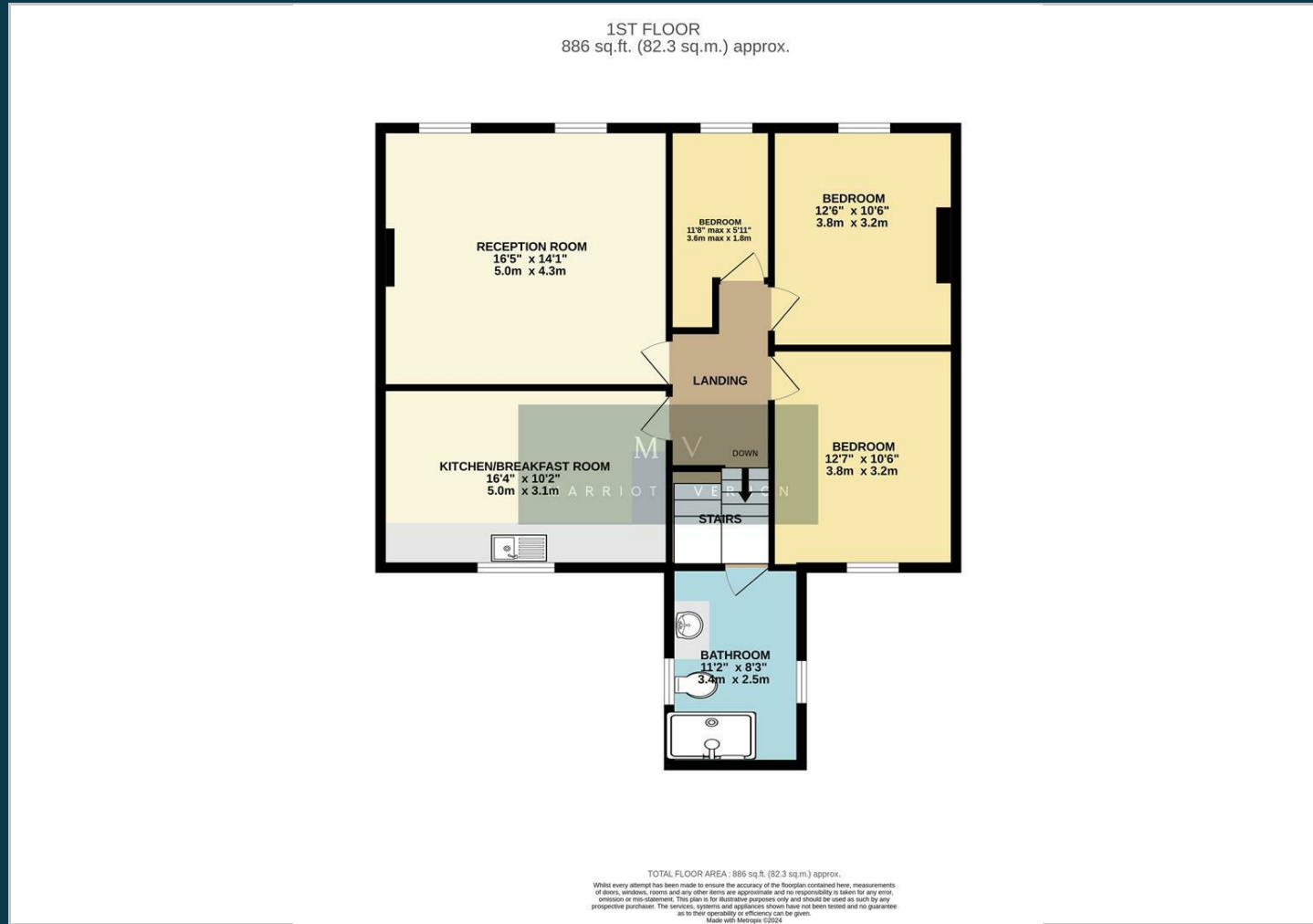
Viewings are highly recommended.



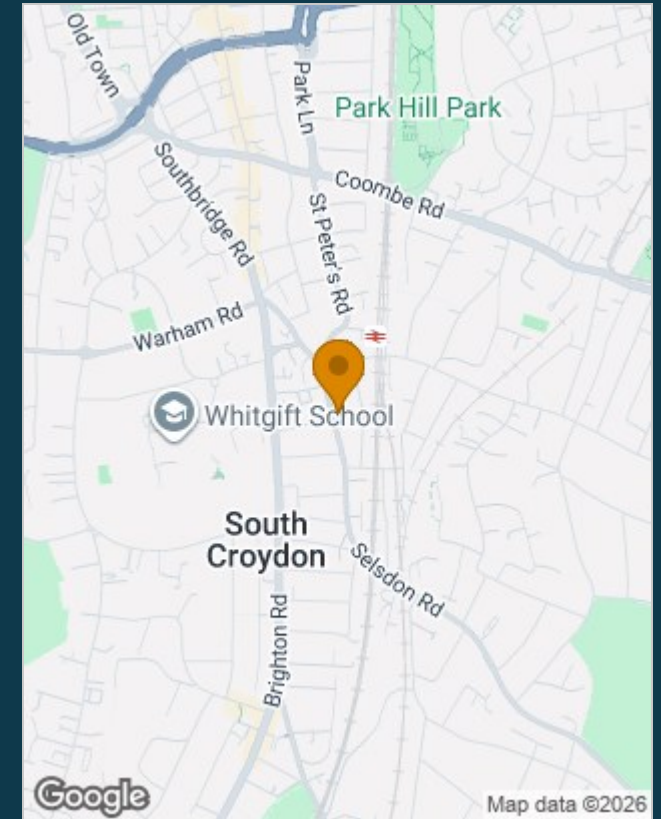




## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	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	

## 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.