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MARRIOTT VERNON  
ESTATE AGENTS



Flat 42, Lynden Hyrst Addiscombe Road, Croydon, CR0 5PD

£1,600 Per month



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# Flat 42, Lynden Hyrst Addiscombe Road Croydon, CR0 5PD

Well Presented Two Bedroom Second (Top) Floor Flat

Modern Interiors and Neutral Finish

Separate Well Equipped Kitchen

Residents Permit Parking

Close to East Croydon Station and Tramlink

Sought After Residential Location

Bright and Spacious Reception Room

Modern Bathroom

Communal Gardens

Short Walk to Town Centre Amenities

Marriott Vernon present to the market this two double bedroom second (top) floor flat with access to well maintained communal gardens, ideally situated within a sought after East Croydon development just a short walk from East Croydon station and moments from Tramlink connections to the front of the development. The property offers bright and spacious accommodation with modern interiors and neutral finish throughout - the perfect base in this fantastic residential location. Features include a spacious reception room, separate well equipped kitchen, modern family bathroom, electric heating, double glazing, and ample inbuilt storage.

Accommodation comprises entrance lobby with inbuilt storage, leading into the reception room with ample space for both relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. There are two good sized double bedrooms, each with inbuilt storage, plus a family bathroom with white three piece suite.

The property is superbly located within just a short walk of East Croydon station with fast and frequent 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 walk away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are highly recommended.





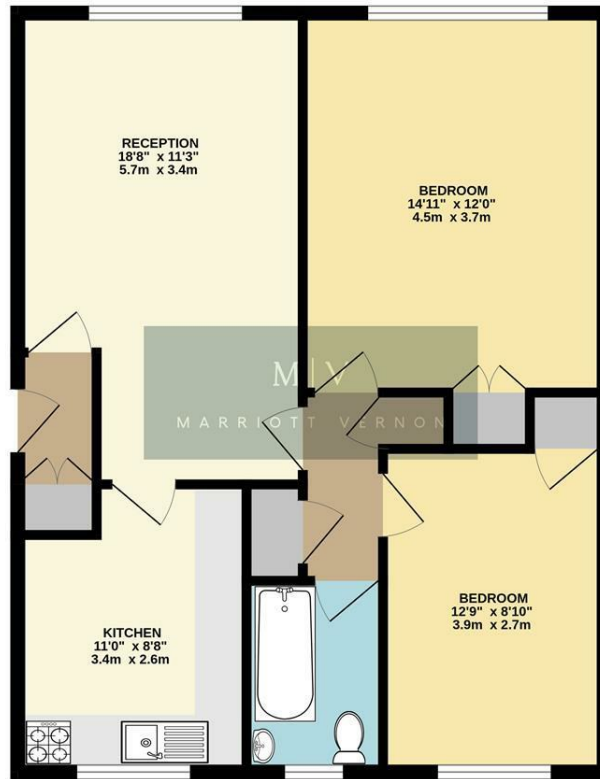


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## Floor Plans

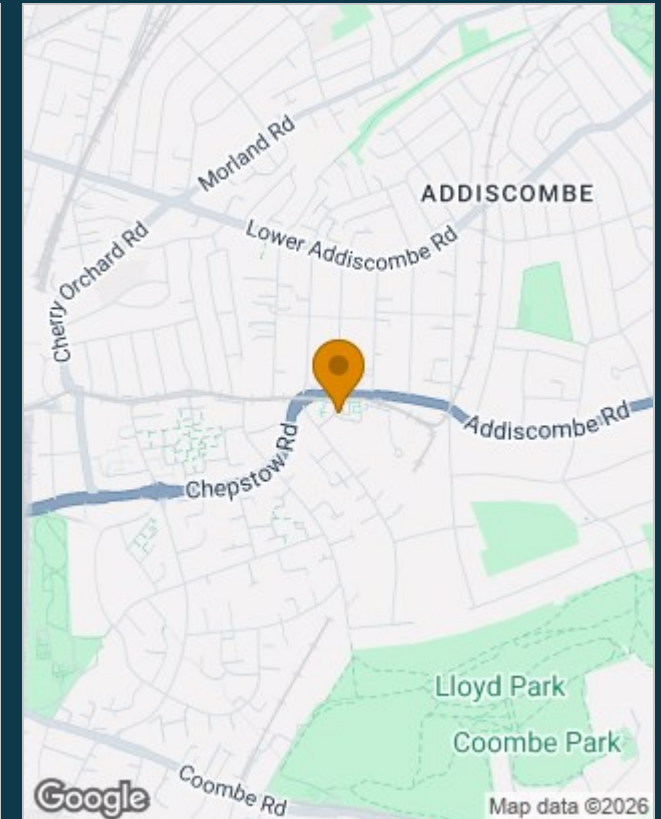
### SECOND FLOOR



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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



| 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>                  | 70                      | 79        |
|   | 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.