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MARRIOTT VERNON
ESTATE AGENTS



18 Canning Road, Croydon, CR0 6QD

Asking price £200,000



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Marriott Vernon present this well proportioned one double bedroom top (third) floor flat with private garage and no onward chain, set within a popular purpose built block just a short walk from East Croydon station. The property would now benefit from a programme of complete refurbishment, with excellent scope to improve and modernise throughout. Features include inbuilt storage, electric heating and access to communal gardens.

Accommodation comprises entrance hall with inbuilt storage, leading into the bright reception room with space for relaxing and dining. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There is a well sized double bedroom plus a family bathroom.

The property is superbly located within a few minutes walk of East Croydon station, with superb connections into Central London Bridge and Victoria as well as to Gatwick and the South Coast. The Tramlink service at Lebanon Road also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.







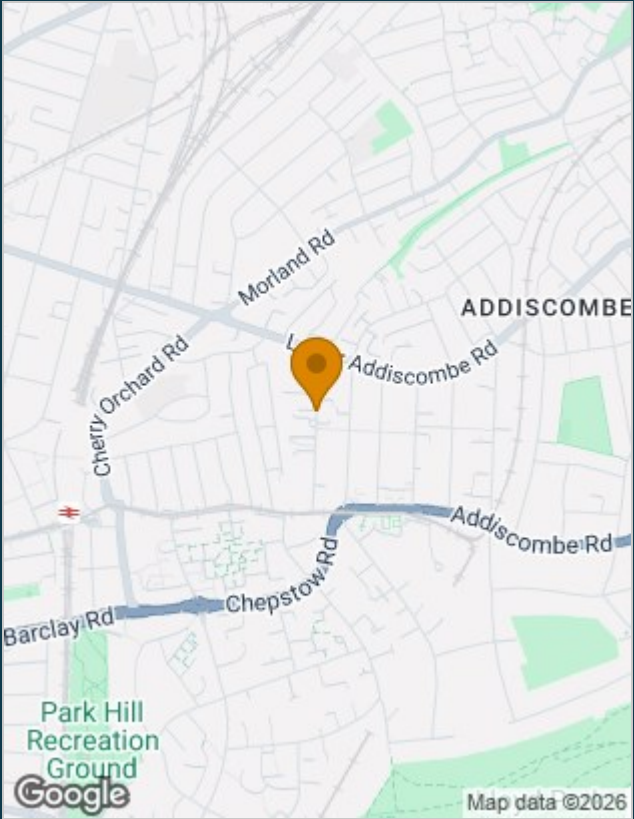
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Floor Plans



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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