

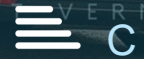
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MARRIOTT VERNON

ESTATE AGENTS

6 Mulgrave Road, Croydon, CR0 1BL

£1,700 Per month



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6 Mulgrave Road

Croydon, CR0 1BL

Well Presented Two Double Bedroom Split Level Conversion

Period Appeal and Modern Interiors

Separate Well Equipped Kitchen

Delightful Private Garden

Short Walk to East and South Croydon Stations

Fantastic Central Location

Light and Spacious Reception Room

Family Bathroom and Two En-Suite Bedrooms

UNFURNISHED

Moments from Shops and Amenities

UNFURNISHED. Marriott Vernon present this fantastic two double bedroom split level period conversion with delightful private garden, ideally situated in the heart of Croydon, just a short walk from South and East Croydon stations. The property offers well presented accommodation over two floors, including a spacious 16' x 15' reception room, well equipped kitchen, family bathroom and two en-suite bedrooms - the perfect base for a modern lifestyle. Features include an attractive communal entrance, secure entry, gas central heating and inbuilt storage.

Accommodation comprises entrance hall with access to utility cupboard, leading into the generous reception room with wide bay and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching white fronted 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 is a well sized double bedroom to the ground floor, with en-suite WC and access onto the garden, plus a stylish family bathroom with white three piece suite. To the lower floor, there is a further double bedroom, again with en-suite WC.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short walk away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants, and the area is well served by good schools and open spaces.



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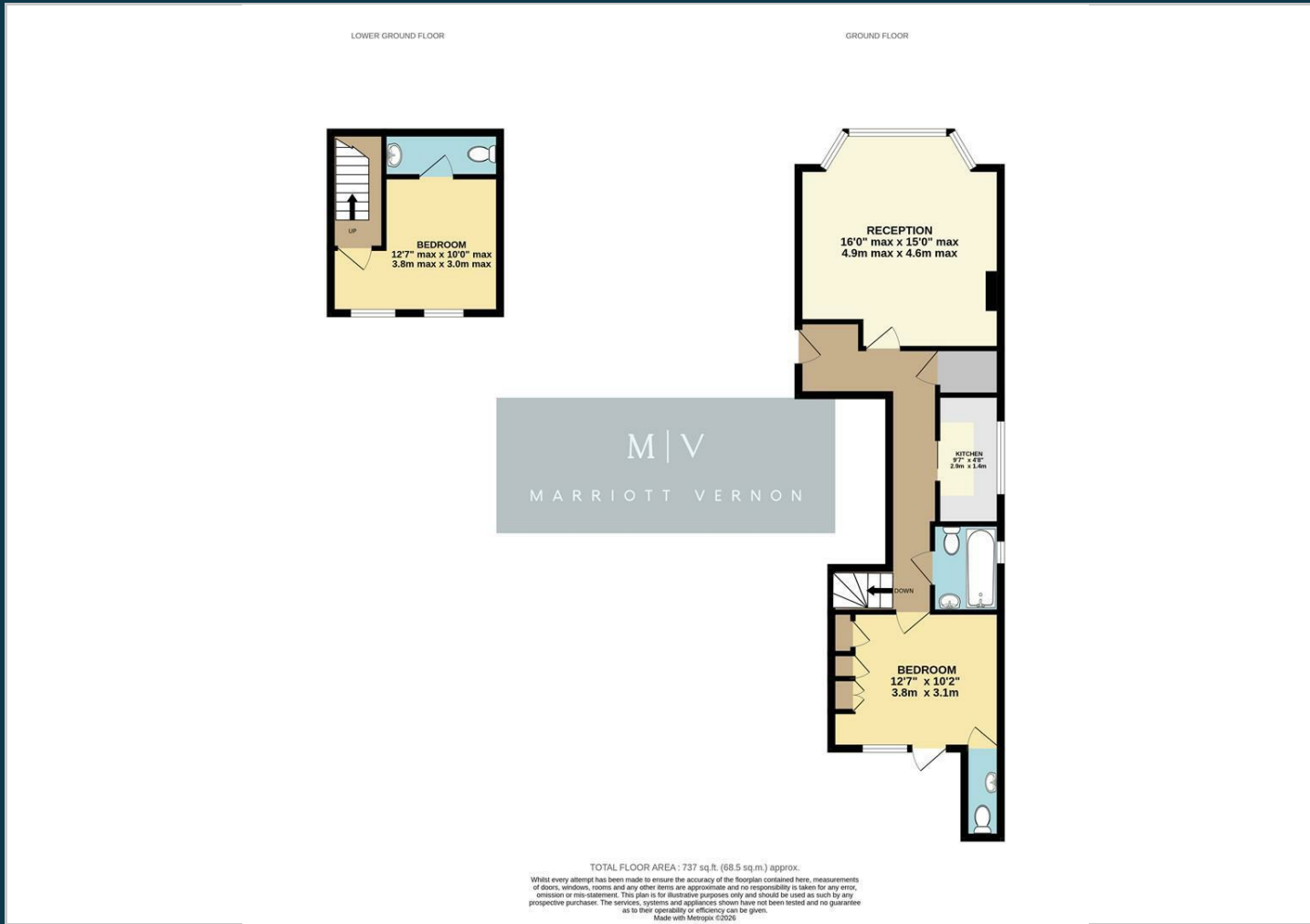




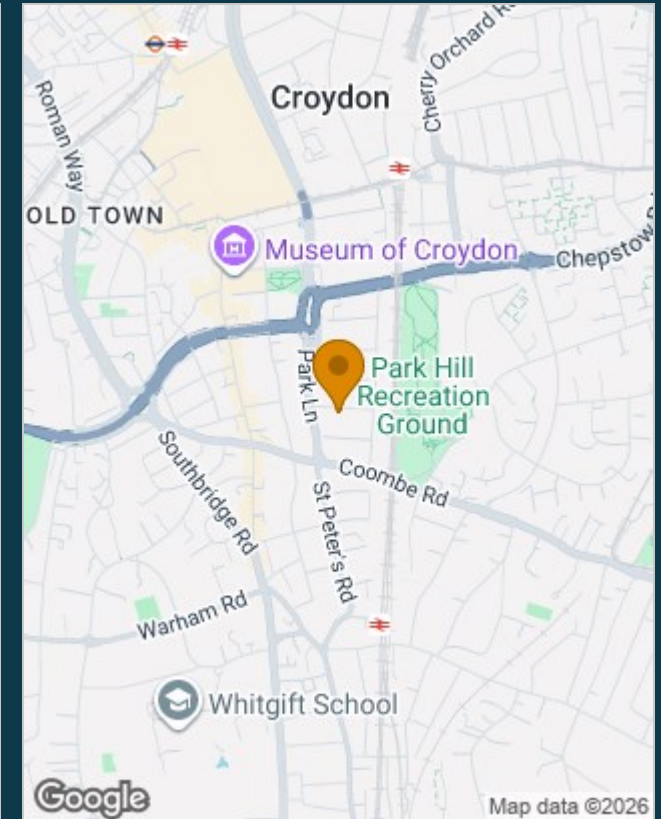
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Floor Plans



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.