

TO LET

£1,300 pcm



**Flat 11 Connaught Towers, 682-684  
London Road, Thornton Heath,  
Surrey. CR7 7HU**

- One Bedroom Apartment
- Fitted Kitchen/Living Room
- Modern Bathroom
- Newly Decorated
- Double Glazing
- Gas Central Heating
- Entry Phone
- Available Immediately
- Karndean Flooring
- Close to Amenities



**Kingsbury Property Services**  
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## PROPERTY DESCRIPTION

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Welcome to this beautifully presented one-bedroom apartment, ideally located in a vibrant and well-connected area. Offering a perfect blend of modern design and comfortable living, this property is an excellent choice for professionals, couples, or anyone seeking a stylish home close to all essential amenities.

Step inside to discover a freshly and newly decorated interior that exudes a bright and welcoming atmosphere throughout. The spacious reception room and fitted kitchen combine seamlessly to create an open-plan living space that is both functional and inviting. Whether you're relaxing after a busy day or entertaining guests, the Karndean flooring adds a sleek and contemporary touch that is easy to maintain and enhances the overall appeal of the apartment. The bedroom is generously sized and benefits from natural light, making it a peaceful retreat at the end of the day. Complementing the living spaces is a modern bathroom.

Practicality is also at the forefront, with double glazing and gas central heating ensuring your comfort all year round while helping to keep energy costs down. Security and convenience are guaranteed with the inclusion of an entry phone system, providing peace of mind and ease of access for residents and visitors alike.

This apartment is available immediately, making it perfect for those looking to move in quickly and settle into a comfortable home without delay. Its excellent location places you within close proximity to a wide range of local amenities, including shops, cafes, restaurants, and public transport links, making everyday living both simple and enjoyable.

Don't miss the opportunity to make this stylish and well-appointed one-bedroom apartment your new home. Contact us today to arrange a viewing and experience firsthand the comfort and convenience on offer in this fantastic property.





## ROOM DESCRIPTIONS

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### **Double Cast Iron Gates With Number Lock To:**

#### **Communal Front Garden**

Lawns, shrubs, bin area, bicycle rack, cobble style path to stone steps to:

#### **Covered Porch**

Flagstone flooring, entryphone, glazed electronic communal front door to communal entrance hall and part double glazed door to:

#### **Mail Room**

Mail boxes with keys, picture and frosted windows, flagstone flooring.

#### **Communal Entrance Hall**

Coved cornice, sensor light, mains wired fire alarm, Karndean flooring, door to stairs with automatic lighting to:

#### **First Floor Landing**

Karndean flooring, coved cornice, front door to:

#### **Entrance Hall**

Mains wired smoke alarm, downlighters, coved cornice, radiator, cupboard housing fuse box, central heating temperature control, satin chrome double power point, Karndean Bray Oak flooring with cedar decorative border, door to:

### **Open Plan Lounge/Diner/Kitchen**

16' x 17' 8" (4.88m x 5.38m) narrowing to 10'9"

Two double glazed casement windows to side, large double radiator, plenty of contemporary style white fitted wall and base units with laminate worktops with metal edging housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel Zanussi oven, stainless steel Zanussi gas hob, stainless steel chimney extractor, stainless steel splashback, integral washer/dryer, space for fridge/freezer, satin chrome dimmer switches, downlighters, mains wired smoke alarm, satin chrome power point, phone point, Karndean Bray Oak laminate flooring with cedar decorative border.

#### **Bedroom**

12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed casement window to side, radiator, coved cornice, satin chrome dimmer switches, satin chrome power points, Karndean Bray Oak flooring with cedar decorative border.

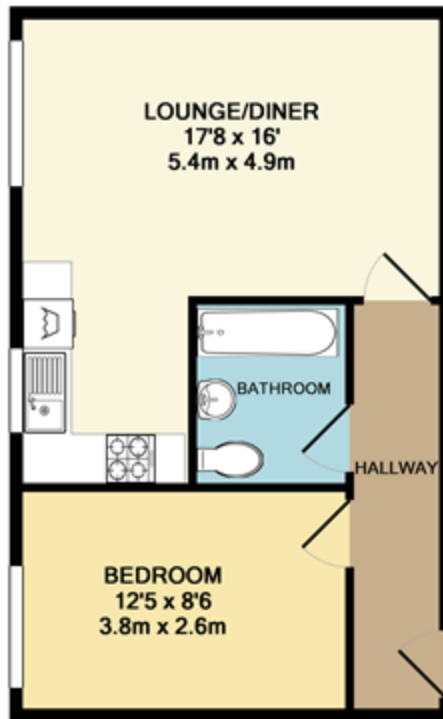
#### **Bathroom**

6' 6" x 5' 7" (1.98m x 1.70m)

Air extractor, downlighters, chrome heated towel rail, contemporary style white suite comprising panel bath with tiled splashback and shower above, pedestal wash hand basin, dual flush wc..



# FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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