

TO LET

£1,300 pcm



Flat 174, City House 420 London Road, CROYDON. CR0 2NT

- Large Living Room
- Fitted Kitchen
- Modern Bathroom
- Gated Reserved Parking
- Double Glazing
- New Carpets
- Gas Central Heating
- Unfurnished
- One Double Bedroom
- AVAILABLE 30/10/24



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in an ever popular and highly convenient purpose built block within a 2-20 minute walk of most local amenities including West Croydon train and tram station, bus routes, Central Croydon, local shops, supermarket and Croydon University Hospital. This spacious 12th floor apartment benefits from having superb views, a fitted kitchen, massive bathroom, reserved gated parking, new fitted carpets, plenty of space and natural light throughout. Unfurnished. Highly recommended. AVAILABLE FROM 30/10/24



ROOM DESCRIPTIONS

Large, Well Maintained Communal Gardens

Slope down to car park.

Communal Porch

With key fob entry, double glazed communal front door to:

Communal Entrance Hall

Mail boxes, lifts to::

12th Floor Landing

Double glazed picture windows with fine views, courtesy door to communal landing, front door to:

Entrance Hall

Entryphone, radiator, fitted cupboard, power points, new fitted carpet, doors to:

Living Room

13' 7" x 13' 1" (4.14m x 3.99m)

Three floor to ceiling double glazed casement windows with superb views, two radiators, Broadband point, phone point, power points, new fitted carpet, through to:

Kitchen

10' 0" x 6' 11" (3.05m x 2.11m)

Air extractor, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer sink unit with mixer tap and tiled splashback, stainless steel oven, electric hob, fridge/freezer, washing machine, power points, new vinyl flooring.

Bedroom

13' 1" x 10' 8" (3.99m x 3.25m)

Two floor to ceiling double glazed casement windows with superb views, radiator, phone point, TV aerial point, power points, new fitted carpet.

Large Bathroom

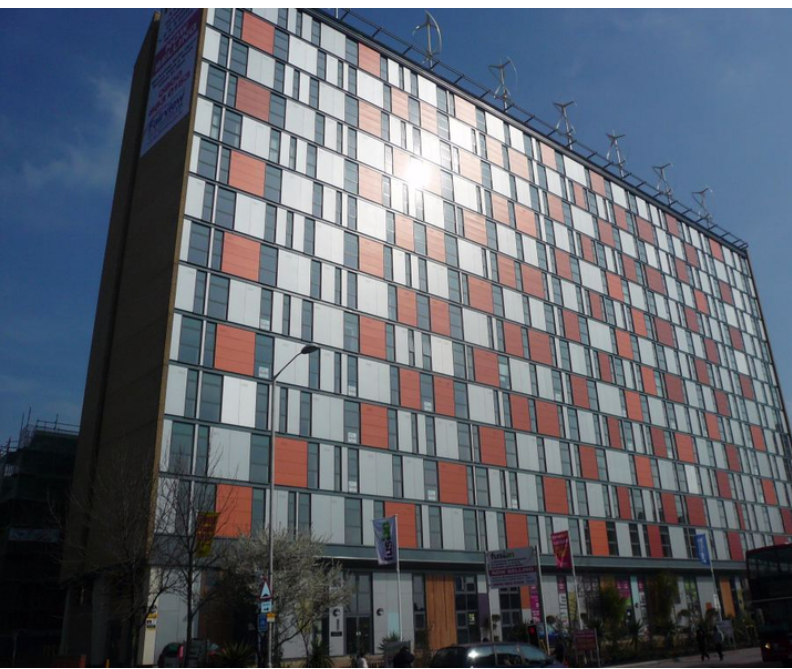
7' 2" x 5' 7" (2.18m x 1.70m)

Air extractor, heated towel rail, modern matching white suite comprising panel bath with mixer tap, shower attachment, tiled splashback and shower screen, pedestal wash hand basin with mixer tap and tiled splashback, dual flush wc,, fitted vanity unit, toilet roll holder, vinyl flooring.

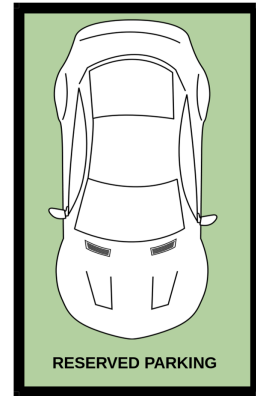
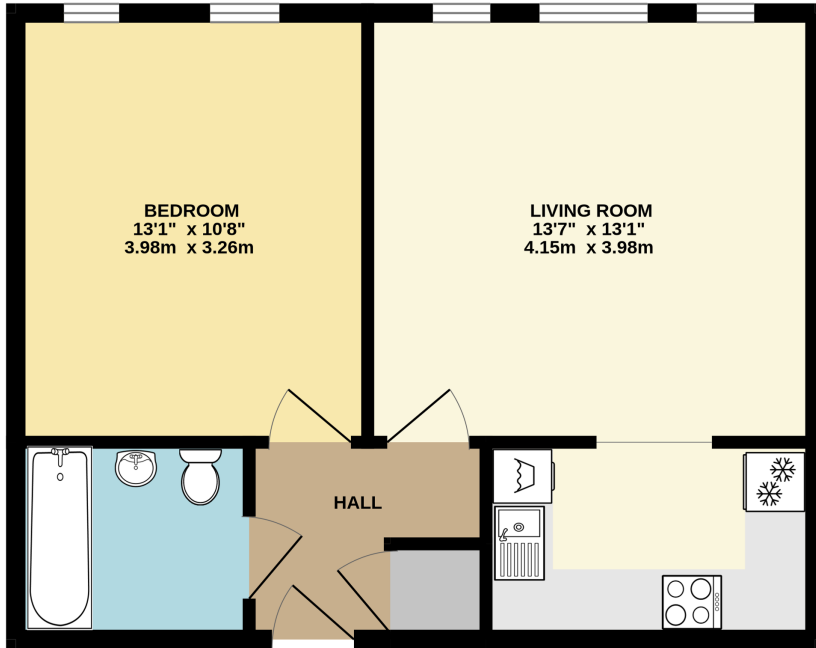
underground Gated Reserved Parking For One Car

TENNT FEES & DEPOSIT

The tenant will be required to pay five weeks rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.




TWELFTH FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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