



## Windsor Road, CR7 8HG

**£265.00 per week**

Other London Areas

Absolute Living are delighted to offer the lettings market this newly refurbished split level two double bedroom flat only a short walk from Thornton Heath Rail station and close to all the local shops and amenities Thornton Heath has to offer. Available on a furnished basis from today.



Two  
Bed(s)



One  
Reception(s)



One  
Bath(s)



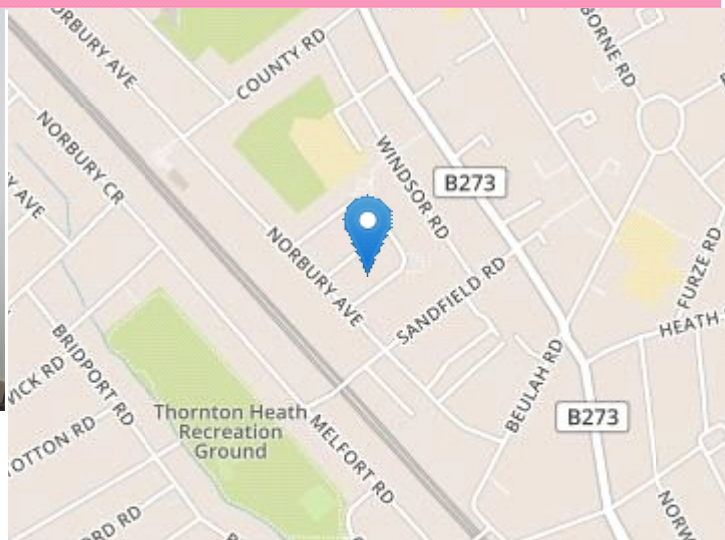
On Street



No Garden

### Absolute Living Battersea

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Email [battersea@absolute-living.co.uk](mailto:battersea@absolute-living.co.uk) Web [www.absolute-living.co.uk](http://www.absolute-living.co.uk)



## Overview

The property has just been fully refurbished throughout and is presented in immaculate condition. It comprises two good size bedrooms, open plan modern kitchen/reception and a family bathroom with a shower over bath arrangement. In addition to this the property benefits from having free on street parking. This stunning flat is located on a quiet residential street and situated 0.75 miles of Thornton Heath High Street with a fantastic range of facilities which includes schools, shops, restaurants, bars and leisure facilities. Thornton Heath rail station is only moments away and provides direct access links into London Victoria and into the City. Available on the market on a furnished basis. Early viewings are highly recommended.

## In Brief

- Split Level
- Newly Refurbished
- Two Double Bedrooms
- Open Plan Kitchen & Reception Room
- Good Size Family Bathroom
- Perfect For Professional Sharers
- Available Furnished
- Close To Local Amenities
- Short Walk Away From Thornton Heath Rail Station
- Available Now
- Call Now On 0207 101 1636

## The Rental Process

1. We find you a property you would like to rent.
2. A one week holding deposit is paid if you wish to make an offer.
3. If the offer is accepted and dates agreed the deposit will come off your final move in costs. If the offer is not accepted or there is a problem with referencing the holding deposit would be returned to you immediately minus the referencing cost.
4. Referencing is carried out - the annual rent will need to be covered by 2.5 times your income (combined of all tenants on the contract). Employment reference, previous landlord reference and credit check. If you are a student or are overseas based or don't cover the required criteria a UK based guarantor will be required.
5. The contracts are drafted and signed prior to move-in as well as the remaining deposit, first month's rent, admin charge, and referencing.  
To see costs and fees please visit [www.absoluteliving.co.uk](http://www.absoluteliving.co.uk).
6. On the day of move-in we will go to the property with you and 'check you in' taking meter readings and handing over keys. If there is an inventory you will have 14 days to check all the details before signing and returning to us. The 'tenancy deposit certificate' will be signed by you and kept on file.



## The Small Print

Absolute Living give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings. Design by: [treaclemedia.com](http://treaclemedia.com) | 020 8545 2690



Find more details at: [www.absolute-living.co.uk](http://www.absolute-living.co.uk) or call 020 7101 1636