

TO LET

£1,700 pcm



## GFF 37 Bingham Road, Addiscombe, Croydon. CR0 7EA

- Two Double Bedrooms
- Huge Lounge Diner
- Large Fitted Kitchen
- Two Bathrooms
- Double Glazing
- Gas Central Heating
- Character Features
- Rear Garden
- Close To Tram, Buses & High Street
- Newly Decorated
- Available 02/02/2026
- Part Furnished



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## PROPERTY DESCRIPTION

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Welcome to this charming and spacious two-bedroom apartment offering a perfect blend of character and modern convenience. Boasting a large fitted kitchen and an impressive lounge diner, this property is ideal for comfortable living and entertaining. With two double bedrooms, two bathrooms, and double glazing throughout, it promises warmth and privacy. Recent redecoration has refreshed the interiors, making it move-in ready from 2nd February 2026. The addition of gas central heating and a delightful rear garden further enhance this home's appeal, making it highly desirable for anyone seeking a stylish and practical living space.

Situated in a highly convenient location, this apartment benefits from excellent transport links with trams and buses just moments away, ensuring easy access to the wider city. The nearby high street offers a vibrant array of shops, cafes, and amenities, contributing to a lively neighbourhood atmosphere. Whether you're looking for bustling city life or peaceful outdoor spaces, this area provides a well-rounded lifestyle with everything close at hand. Step inside to discover the large fitted kitchen, which is thoughtfully designed with ample storage and work surfaces, perfect for culinary enthusiasts or those who love to entertain. The kitchen's layout ensures functionality while maintaining a welcoming openness. Moving through to the huge lounge diner, you'll find a bright and airy space filled with character features that add charm and warmth. This room provides an excellent area for relaxing or hosting guests, accommodating both lounge and dining furniture comfortably. The two double bedrooms are generously sized, offering plenty of space for rest and personalisation. Each room benefits from natural light and double glazing, keeping the rooms bright yet energy-efficient. The master bedroom features its own bathroom, providing added privacy and convenience. The second shower room is equally well-appointed, designed to cater to guests or household members with ease. This apartment's character details blend beautifully with its modern updates, creating an inviting and stylish environment. Double glazing and gas central heating ensure the home is warm throughout the colder months, while the newly decorated interiors provide a fresh and neutral canvas ready for your personal touch. Lastly, the rear garden offers a private outdoor space to enjoy some fresh air or a quiet moment away from the hustle and bustle. Available from the 2nd of February 2026, this is a fantastic opportunity to secure a well-positioned, spacious apartment packed with great features. Whether you're a professional couple, small family, or anyone looking for convenient city living with character and comfort, this property is well worth a viewing.



## ROOM DESCRIPTIONS

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### Communal Front Garden

Flowerbeds, hebes, evergreen shrubs, spring & summer bulbs, rockery, paved path to:

### Original Vestibule

With original tiled floor, stained glass picture windows, part glazed front door to:

### Entrance Hall

Picture window, radiator, deep fitted cupboard housing gas meter, fitted base cupboard housing electric meter and circuit breaker, part original tiled floor and part laminate flooring, doors to:

### Lounge/Diner

16' 8" x 15' 2" (5.08m x 4.62m)

Double glazed casement windows into large splay bay, double radiator, cast iron feature fireplace with mantelpiece, original centre rose, original ornate cornice, high ceilings, power points, fitted carpet.

### Kitchen/Breakfast Room

18' 5" x 6' 2" (5.61m x 1.88m)

Double glazed casement windows to front, radiator, plenty of contemporary style fitted wall and base units with soft close drawers, , washing machine, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, thick oiled oak worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, matching wall cupboards housing gas combination boiler, coved cornice, two sets of spotlights, space for breakfast table, power points, ceramic tiled floor, double glazed French doors to rear garden.

### Bedroom 1

16' 3" x 13' 4" (4.95m x 4.06m)

Double glazed casement windows overlooking rear garden, double radiator, original centre rose, original ornate cornice, power points, fitted carpet, large double glazed sliding patio doors to rear garden, door to:

### En-Suite Shower Room

Air extractor, fully tiled walls, matching white contemporary style suite comprising corner walk in shower with "Mia", wall mounted wash hand basin with mixer tap, dual flush WC, chrome heated towel rail, downlighters, ceramic tiled floor.

### Bedroom 2

11' 7" x 11' (3.53m x 3.35m)

Double glazed casement window overlooking rear garden, radiator, coved cornice, power points, fitted carpet.

### Bathroom

Air extractor, fully tiled walls, contemporary style white suite comprising panel bath with mixer tap and shower attachment, wall mounted wash hand basin, dual flush WC, ceramic tiled floor, downlighters.

### Shared Rear Garden

Laid to lawn, flowerbeds, mature shrubs, rose bushes, climbing shrubs, gated side access.

### PLEASE NOTE:

\*\* The owner of this property is a partner of a director of Kingsbury Lettings Ltd \*\*



# FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 89.0 SQ.M. (958 SQ.FT.)

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>		<b>75</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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