



## RED CLOVER GARDENS, COULSDON

**3 bed apartment in a Central Coulsdon location.**

**AVAILABLE IMMEDIATELY**

**Beautifully presented and ready to move into.**

**Will suit professional couples or young families. Excellent for commuting as a short walk to Coulsdon South Railway.**

**Choice of schools close by.**





Hallways are pleased to market this stunning 3 bed property in an easy stroll to Coulsdon South Station and Coulsdon Town Centre.  
Ready for immediate move in.  
Brand new kitchen and 2 bathrooms, this flat oozes style and the block is very well managed.  
Balcony, utility room, wooden flooring throughout and neutral decor.

Take a tour with Hallways exclusive 3D VR File and call us to book your in person viewing.  
[hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk)

Council Tax Band: C (Croydon)

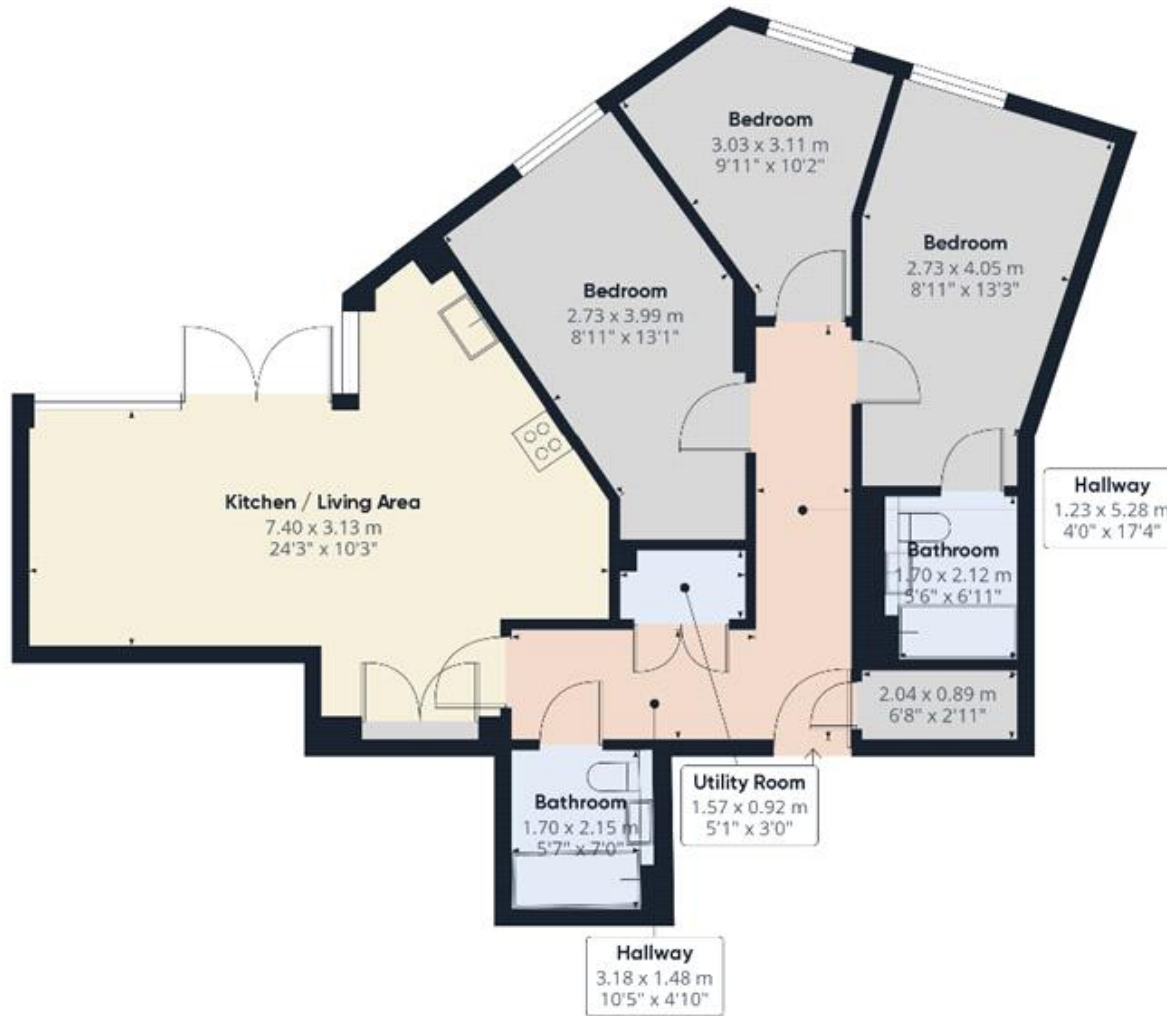
Deposit: £2,538.46

Parking options: Residents









Approximate total area<sup>††</sup>  
 84.12 m<sup>2</sup>  
 905.45 ft<sup>2</sup>

(†) Including balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that alterations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating	
More energy efficient - lower running costs	Current Potential
102-150 <b>A</b>	82 82
81-101 <b>B</b>	
65-80 <b>C</b>	
55-64 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	

††† More energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.