



We are pleased to present this stylishly refurbished two-bedroom split-level maisonette, ideally located approximately a five-minute walk from East Croydon Station, offering excellent connections to London, Gatwick, and the South Coast. Available immediately for a long-term let.

£1,700 pcm Bright 2-Bed Flat Near East Croydon Station



We are delighted to present this newly refurbished flat, featuring two generous bedrooms and a stylish open-plan kitchen and lounge. The brand-new shower room boasts a fully tiled double shower, offering a modern and luxurious feel. Large sliding doors open onto a south-facing roof terrace, providing a bright and airy space perfect for relaxing or entertaining.

The property is conveniently located just a 3-minute walk from the new entrance of East Croydon Station, offering excellent transport links into London, Gatwick, and the South Coast. This well-insulated home is equipped with new gas central heating throughout and underfloor heating in the bathroom, ensuring comfort and energy efficiency.

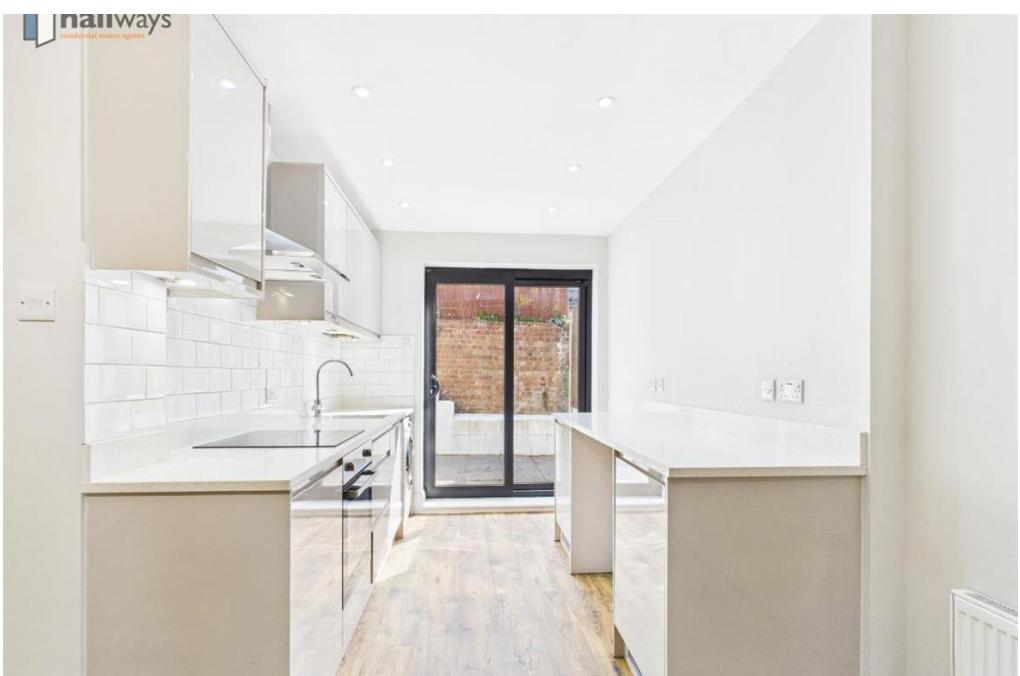
Both bedrooms are spacious and fitted with brand-new carpets, while the lounge features modern wooden flooring. The kitchen comes complete with a new electric induction hob, electric fan oven, and tower fridge/freezer. Offered unfurnished, the flat provides the flexibility to personalise the space to your own style.

Viewing is highly recommended to fully appreciate the quality, style, and features of this property.

Ensure to look at the VR Tour.

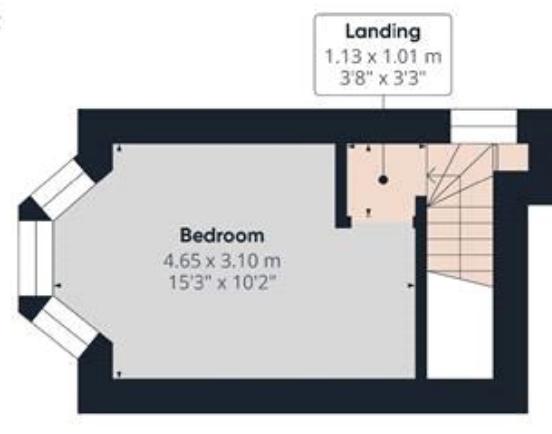
Council Tax Band: B (Croydon)

Deposit: £2,076.92





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not 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.			

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.

Viewing by appointment only
Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG
Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/