

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

, 20 Wellesley Road
Croydon
CR0 9BN

Kennedys are delighted to offer to the rental market on a long term let, a two bedroom apartment in the popular development "The Quarters" which is conveniently located less than 5-minute walk from East Croydon Station as well as being served by the Tram, which stops right outside the front doors and features so it is perfect for any professional. Available Now as Unfurnished.

£1,850 Per Month



2



1



2



0



- Two Double Bedroom Apartment
- Primary with fitted wardrobe and en-suite shower room
- Concierge accessible
- Communal Gas Central Heating; Available: Now Unfurnished
- EPC Rating: C
- Central Croydon location, ideal for commuters
- Kitchen/reception room
- Lift to Apartment
- Available: Now Unfurnished
- Views over the City



PROPERTY DESCRIPTION

Kennedys are delighted to offer to the rental market on a long term let, this fantastic two bedroom apartment in the popular development "The Quarters" These are conveniently located less than 5-minute walk from East Croydon Station as well as being served by the Tram, which stops right outside the front doors and features so it is perfect for any professional.

The property comprises of entrance hallway, with storage cupboard, two double bedrooms with fitted wardrobes, two modern bathrooms one being en-suite to the main bedroom, a large open plan Living/kitchen area with fitted appliances and views over the city.

Situated on the 11th floor the apartment further benefits from, lifts, onsite concierge and Communal gas central heating system, The apartment is supplied by mains electric, Communal gas heating system, mains water and sewage.

Property is available now as unfurnished
Council Tax Band E - Croydon
Holding Deposit £426.00

Nestled in the heart of London's newest business and retail hotspot The Quarters Croydon offers professionals a stylish and convenient base.

These high-specification apartments are ideal for the contemporary metropolitan living, with Boxpark centre on your doorstep and Croydon station just a 4-minute walk away. Reach London Bridge in 14 minutes and Victoria in 16 minutes. Gatwick Airport is equally accessible.

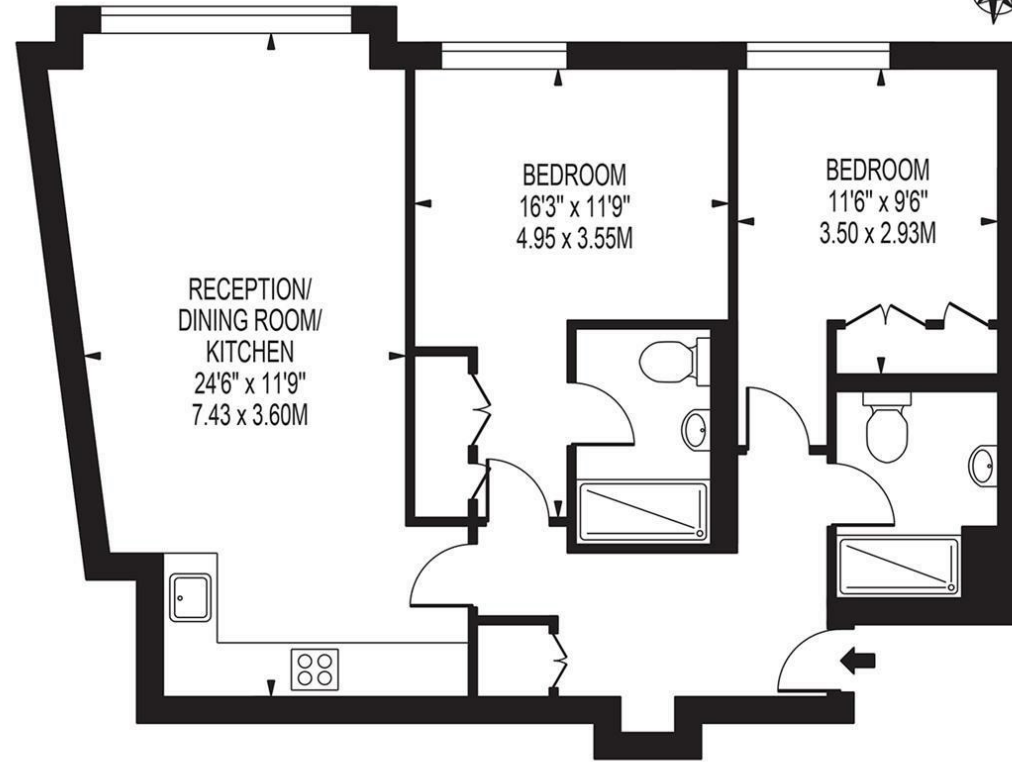
As well as being just a short walk of East Croydon station, the apartment benefits from the local Tramlink service which offers excellent links to Wimbledon and Beckenham. There are a wide range of local shops, bus routes and amenities nearby, and Croydon town centre is just a short distance away offering a larger selection of high street retail shopping, bars, restaurants and leisure facilities.





QUARTERS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 746 SQ FT - 69.34 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

, 20 Wellesley Road

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Leasehold
 EPC RATING: C
 COUNCIL: Croydon
 TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT