



**GRAFTON ROAD CROYDON CR0**  
**£2,500 PER MONTH** AVAILABLE 12/12/2025

**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Grafton Road Croydon CR0

£2,500 Per Month  
Furnished

 4 Bedrooms  
 3 Bathrooms  
 2 Receptions

## Features

- Spacious 5-bedroom townhouse, -
- Generous living space across multiple floors, - Bright reception area and well-sized bedrooms, - Private rear garden,
- Convenient location close to shops, schools and transport links, - Ideal for families or shared living

## Council Tax

Council Tax Band F

Hamptons  
11-13 Queen Street  
Maidenhead, SL6 1NB  
02089392370  
HamptonsBTR@hamptons.co.uk  
www.hamptons.co.uk

# { MODERN LIVING REDEFINED: STUNNING 4-BEDROOM TOWN HOUSE IN THE HEA

## The Property

This spacious and well-located five-bedroom townhouse on Grafton Road, CR0 3RP, offers generous accommodation spread across multiple floors, making it ideal for larger families or anyone seeking ample living space. The property features a bright and welcoming reception area, a well-equipped kitchen with plenty of storage, and multiple good-sized bedrooms that provide flexibility for use as bedrooms, home offices or study rooms. The home benefits from a private rear garden, perfect for outdoor dining or relaxing, as well as modern bathrooms and additional storage throughout. Located in a popular residential area within easy reach of local shops, schools, transport links and green spaces, this townhouse combines comfort, convenience and space in a sought-after Croydon location. Let me know if you'd like to add details such as parking, refurbishment level, furnishings, or anything unique to the property. \* Pictures are of Show house and not actual house. \* 2 month incentive rent applied in rent already.

## Location

Located in the sought-after Grafton Quarter, you're just a stone's throw away from excellent transport links, local amenities, and the vibrant Croydon town centre. Enjoy the best of both worlds with a peaceful residential setting and easy access to everything you need. Experience the perfect blend of luxury, comfort, and convenience in this exceptional town house. Whether you're starting a new chapter with your family or looking for a stylish space to call home, this property is sure to impress. Don't miss out on this rare

opportunity to secure a prime residence in Grafton Quarter—book a viewing today!

## Additional Information

Grafton Quarter is a vibrant and well-connected neighbourhood situated in the heart of Croydon, South London. This sought-after location combines the best of urban living with a sense of community, making it ideal for families, professionals, and anyone looking for convenience and lifestyle. Grafton Quarter is just minutes away from Croydon's bustling town centre, where you'll find an array of shopping, dining, and entertainment options, including the popular Whitgift and Centrale shopping centres. Commuting is a breeze with West Croydon and East Croydon stations nearby, offering fast and frequent services to Central London, Gatwick Airport, and beyond. The area is also well-served by local buses and tram links, providing easy access to surrounding neighbourhoods and amenities. Residents of Grafton Quarter enjoy a wealth of amenities on their doorstep, including parks, gyms, and leisure facilities. The nearby Boxpark Croydon offers a unique dining experience with a range of street food vendors and bars, while the Fairfield Halls provide a cultural hub for music, theatre, and arts. Families will appreciate the excellent selection of schools in the area, from outstanding primary and secondary schools to reputable colleges, ensuring quality education for children of all ages. Despite its central location, Grafton Quarter retains a strong sense of community, with tree-lined streets, local markets, and green spaces offering a peaceful retreat from the urban hustle. Living in Grafton Quarter means enjoying the perfect balance of convenience, culture, and community, all within one of Croydon's most dynamic and evolving areas.

# GRAFTON ROAD

Approximate Gross Internal Area

Ground floor = 552 sq. ft. (51.3 sq. m.)

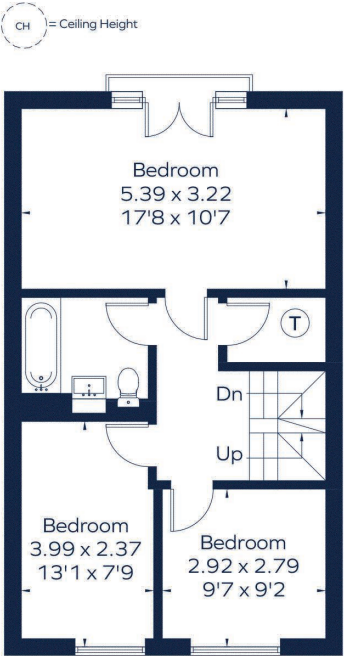
First floor = 552 sq. ft. (51.3 sq. m.)

Second floor = 550 sq. ft. (51.1 sq. m.)

Total = 1654 sq. ft. (153.7 sq. m.)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 1115966

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

