






{ WATTEAU SQUARE CROYDON CR0
£2,083 PER MONTH AVAILABLE 06/01/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Watteau Square Croydon CR0

£2,083 Per Month
Furnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Furnished, - Car Park available at extra Cost, - Spacious bedroom, - Close to Amenities, - Recently Refurbished

Council Tax

Council Tax Band D

Hamptons
29 Station Avenue
Caterham, CR3 6LB
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{ STYLISH 3-BEDROOM FLAT FOR RENT IN GRAFTON QUARTER, CROYDON.

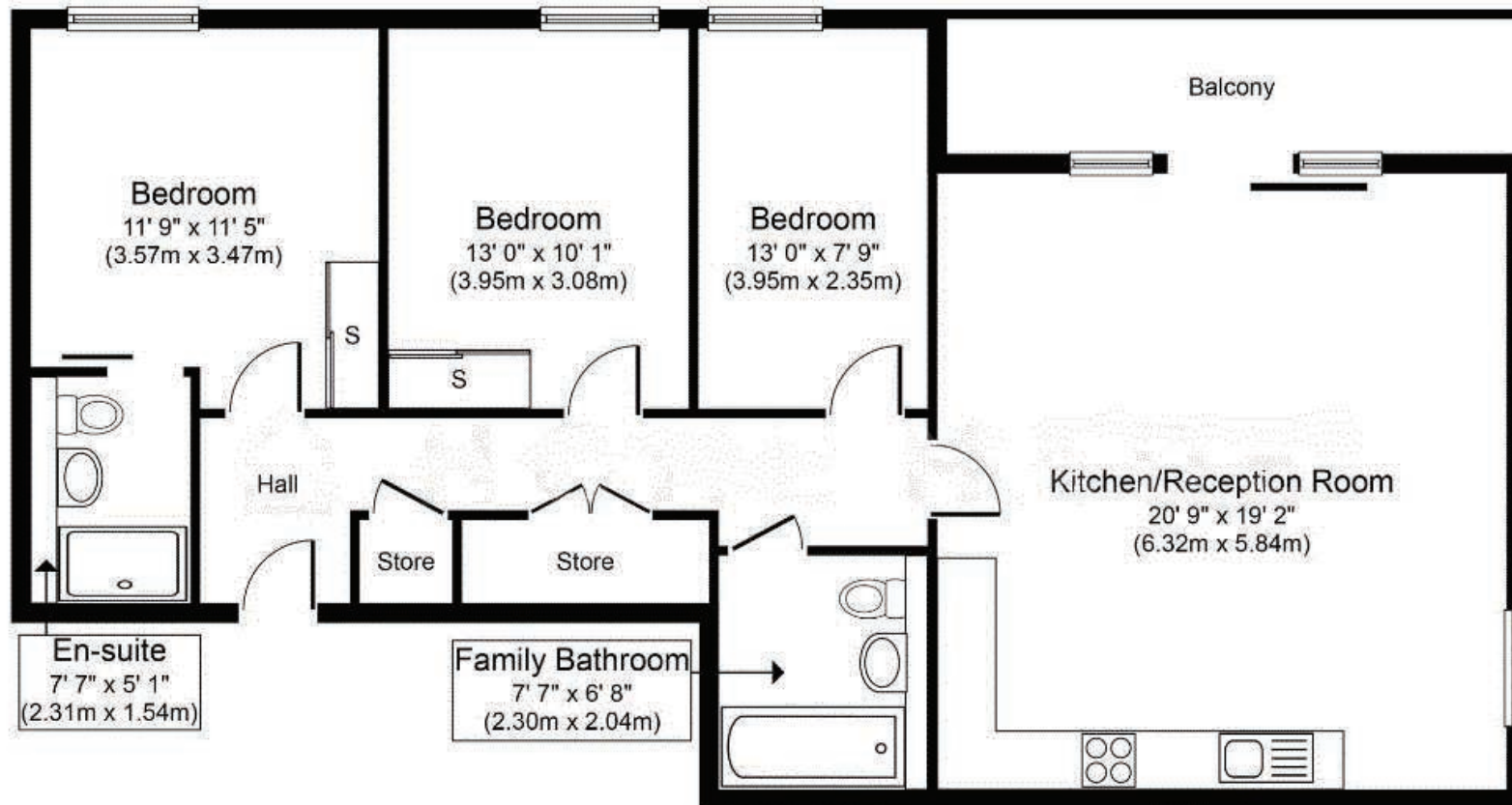
The Property

Discover modern living at its finest in this stunning 3-bedroom flat, located in the highly sought-after Grafton Quarter, Croydon. Perfect for professionals, couples, or small families, this property offers contemporary design, ample space, and unbeatable convenience. *Two Month RENT FREE included in rent.* This beautifully presented flat boasts three well-proportioned bedrooms, including a master suite with an en-suite bathroom. Each room is designed to maximize comfort and functionality. The expansive open-plan living and dining area is the heart of the home, featuring large windows that allow natural light to flood the space. This area is perfect for relaxing or entertaining guests. The sleek, fully equipped kitchen offers high-quality appliances, ample storage, and stylish finishes, making it a pleasure to cook and dine at home. *Pictures are of Show flat and not actual flat*

Location

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, theater, 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.



2nd/3rd/4th Floor
Approximate Floor Area
1,031 sq. ft.
(95.8 sq. m.)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

