



Mitchley Avenue, South Croydon, Surrey, CR2 9HL

Pollard Machin

estate agents since 1885

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Monthly Rental Of £1,250

A well-presented ground floor one bedroom apartment with its own front door and private patio area to rear. Accommodation comprises 15'5x14'1 kitchen/reception room with modern kitchen, bathroom and bedroom with direct access to a private patio area leading onto communal gardens. The property benefits from double glazing, gas central heating with combi boiler. This property is located on Mitchley Avenue, within the sought-after South Croydon (CR2) area. The neighbourhood is a peaceful and established residential community, known for its leafy streets.

It falls within the London Borough of Croydon, close to the borders of Sanderstead and Kenley, offering a balance between suburban tranquillity and convenient access to Central London.

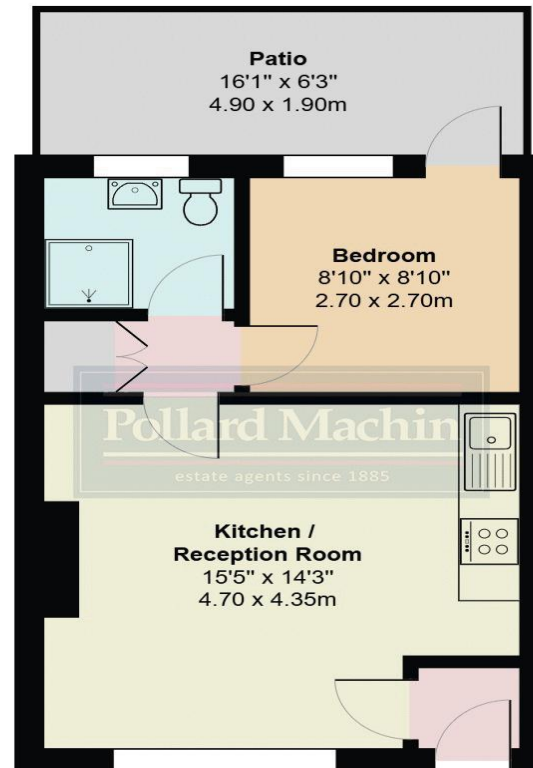
Riddlesdown Station is only a few minutes' walk away (approx. 0.3 miles) and provides regular Southern Rail services to:

- London Victoria in around 30 minutes
- London Bridge in around 35 minutes
- East Croydon in around 10 minutes

Kenley Station and Purley Station are also nearby, giving additional rail options.

Deposit: 1440. EPC Rating: D. Croydon Council Tax Band: B.





Ground Floor

Mitchley Ave, South Croydon CR2
Approx. Gross Internal Area 370sq ft / 34.4sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewings Strictly by Appointment Only

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