



Kelvin Gardens | Croydon | CR0 4US

£1,450 Per Month

 **MovingInn**
sales, lettings & management

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Nestled in the Kelvin Gardens area of Croydon, this compact two-bedroom terraced house (approximately 44 sq m in total) offers a practical living solution for those specifically seeking a small, low-maintenance home.

The property is best suited to a single professional or a couple who are comfortable with compact living. The reception room provides a modest yet functional space for everyday living. Both bedrooms are small in size, suitable for sleeping and storage but not designed for large furniture or dual occupancy.

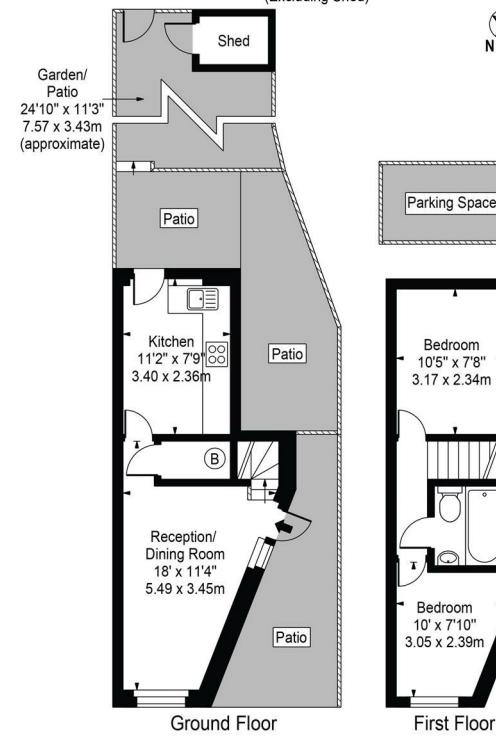
The bathroom is compact and functional, meeting essential needs. Due to the overall size and layout, this property will appeal most to applicants seeking a small, low-maintenance home.

Conveniently located close to local amenities and transport links, the house offers excellent

- Compact 2 bed end of terrace
- Ideal for couple or individual house
- Available now
- Located in Kelvin Gardens
- 478 sq ft of space
- Great Croydon location
- PLEASE CHECK THE VIDEO OF THE PROPERTY



**Kelvin Gardens,
East Croydon, CR0 4US**
Approx. Gross Internal Area 478 Sq Ft - 44.41 Sq M
(Excluding Shed)



This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating E

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