



Emerald House, Croydon, CR0 2WE

£1,450 PCM



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\*\*\* Please note that the photographs are for illustrative purposes only - The property will be freshly painted throughout in advance of a new tenancy, ensuring a bright and refreshed finish \*\*\*

This unusually large one bedroom flat offers a generously sized double bedroom with ample natural light and modern décor, complemented by a contemporary three piece bathroom suite. Its open-plan layout seamlessly combines the kitchen and living areas, creating a versatile space that maximises functionality and openness. The kitchen is finished with high gloss white units, providing plenty of cupboard space and integrated appliances, including a dishwasher.

Unfurnished and decorated in neutral tones throughout, this apartment is ready for occupation from early January.

The apartment also enjoys the convenience of one dedicated parking space.

Emerald House is a professionally managed block, cared for to promote a secure and harmonious living experience for all residents.

Residents benefit from lift access to all floors, secure bicycle storage, and the added convenience of on-site concierge services. Positioned just moments from East Croydon Station, the property offers fast and easy connections to Central London, while Boxpark and the town centre's mix of shops, bars, and restaurants are right on your doorstep.

Situated just 0.3 miles from East Croydon station, offering fast rail connections to London Victoria and London Bridge in under 20 minutes.

Please note that pets are not permitted under the building regulations.

Council Tax Band: D (London Borough of Croydon)  
Holding Deposit: £334



## Road Map



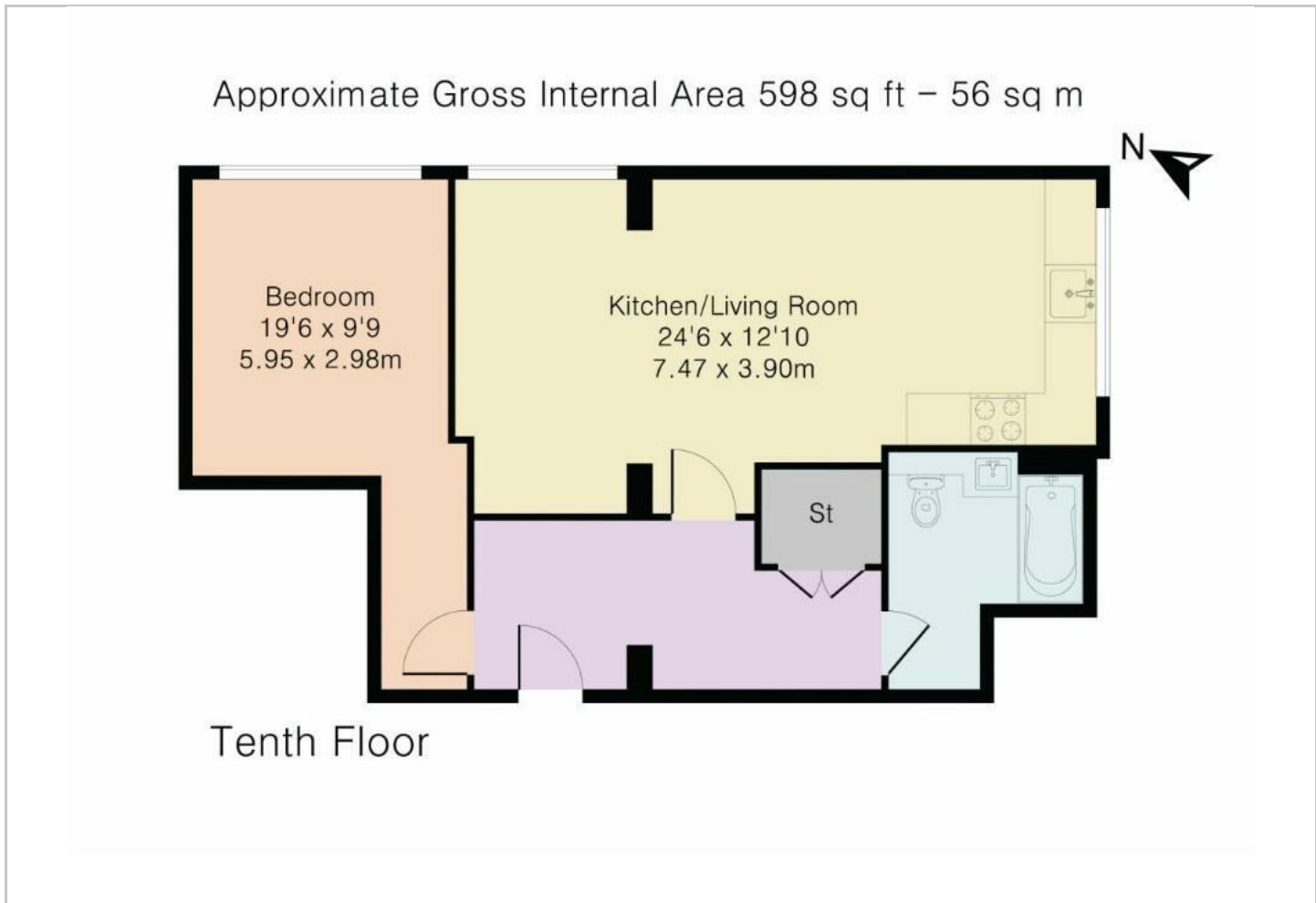
## Hybrid Map



## Terrain Map



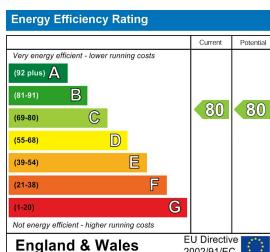
## Floor Plan



## Viewing

Please contact our Hirsch Estates Office on 020 3002 0587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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