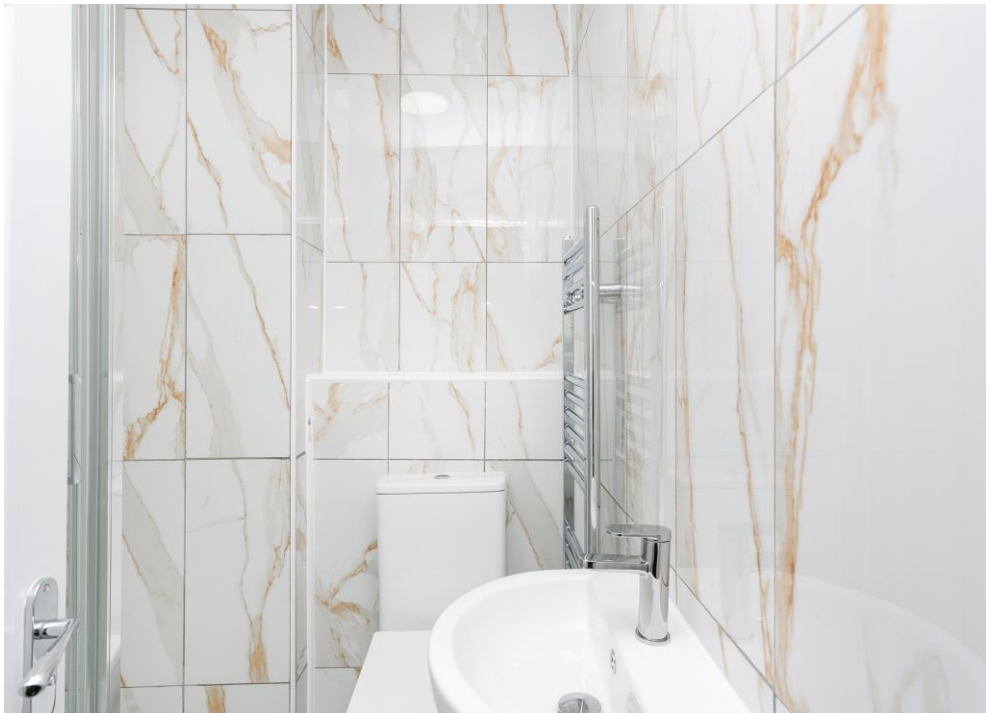


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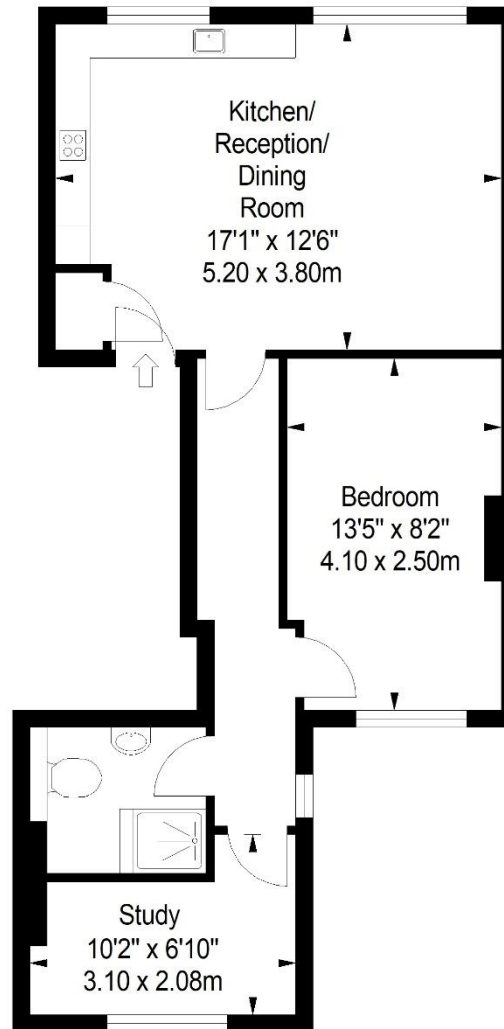
HEATHFIELD ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,295





# Heathfield Road

Approximate Gross Internal Area  
485 sq ft / 45.05 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ ONE DOUBLE BEDROOM + BONUS STUDY
- ❖ NEWLY REFURBISHED THROUGHOUT
- ❖ FIRST FLOOR FLAT
- ❖ DOUBLE GLAZED
- ❖ NEWLY INSTALLED GAS CENTRAL HEATING
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ HIGH CEILINGS & LARGE WINDOWS
- ❖ EPC EER C

**\*\* Available Immediately \*\* Unfurnished \*\* A one bedroom first floor conversion flat, situated in this quiet residential road, conveniently located only 0.2 miles from South Croydon train station and nearby several local bus routes.**

Having been fully renovated throughout, this bright & apartment benefits from high ceilings, large double-glazed windows and boasts newly installed gas central heating (via a combi boiler).

The accommodation comprises one double bedroom, a small bonus home office, a stylish three-piece shower room and a large open-plan living room with well-planned contemporary fitted kitchen (including integrated appliances)

Furthermore, this property sits nearby the abundance of shops, cafes and restaurants in South Croydon and is a short walk from the open green spaces of Park Hill Park. We feel that this property will make an excellent home for a professional single or couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		