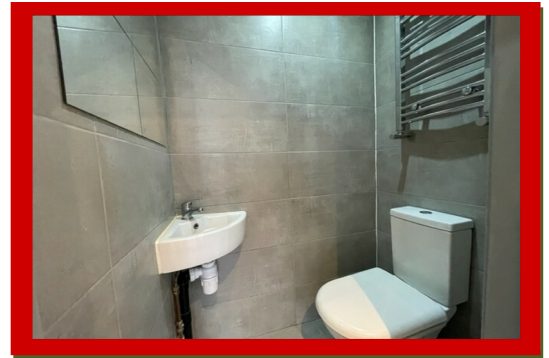




  
**CROWN**  
LETS 4 U

**TO LET**



**£950 Per Calendar Month + All Bills Inc**

### **Studio Flat To Rent**

#### **Bensham Lane, Thornton Heath, CR7**

Crown lets 4u Estate Agents are proud to present a newly refurbished luxury self-contained modern Studio Flat with luxury en-suite shower room and open plan contemporary living space and kitchen with modern deco and telephone entry system with all bills included. There is also a rear garden and free on street parking. This property benefits from double glazed windows, gas central heating and wooden floorings throughout. Located in the middle between Thornton Heath and Croydon, only a short walk to Thornton Heath High Street and Croydon Town Centre. Walking distance to London Road, Croydon University Hospital, Thornton Heath BR Station (Zone 4) and West Croydon Overground Station (Zone 5). It only takes 25 minutes from Thornton Heath BR Station to London Victoria Station and London Bridge Station. This property is on the doorstep to all transport links of buses, trains running regularly to central London and very close to a large range of amenities as well as the Croydon Town Centre.

**Ideal for students or a single professional only.**

**UN/FURNISHED**

**AVAILABLE NOW!**

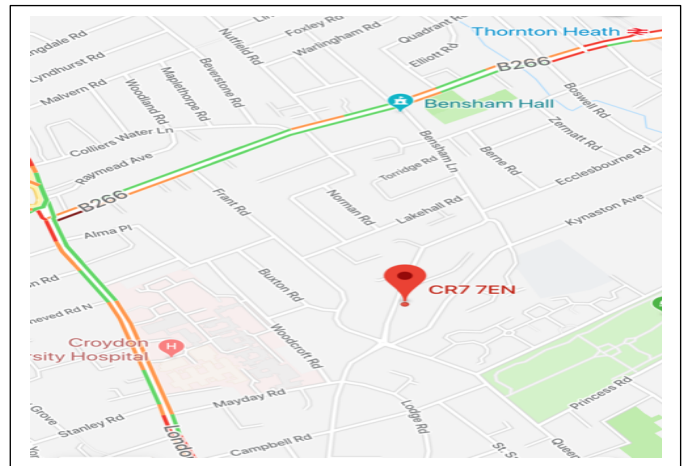
- Newly Refurbished
- Modern Studio
- Furnished/Unfurnished
- En-suite Shower Room
- Double Glazed
- Gas Central Heating
- Wooden Floorings
- Ideal for Professional
- Close to Stations
- Free on Street Parking
- Un/Furnished
- All Bills Included
- Close to Croydon Town Centre



## EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	83	A (92-100)	88
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-63)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## MAP & POSTCODE: CR7 7EN



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