



  
**CROWN**  
LETS 4 U

**TO LET**



**£1,500.00 PER CALANDER MONTH**

**1 BEDROOM FLAT**  
**Elmhurst Avenue, Mitcham, CR4**

Crown Lets 4U Estate Agents are delighted to introduce to the market an exquisite newly built one-bedroom second floor flat, offering an unparalleled blend of luxury, comfort, and convenience.

This spacious residence has undergone a meticulous modernization process, showcasing cutting-edge features designed to enhance your lifestyle including wall LED light strips across the walls, wooden flooring with underfloor heating throughout and solar panels that feed energy back into the property, saving you a ton of electric bill.

Immaculately presented throughout this property is the picture of modern living featuring two spacious double bedrooms with built in wardrobe, huge open plane lounge with high glass ceiling and fully fitted modern kitchen with quartz worktop, integrated fridge/freezer and washing machine.

The modern shower rooms have been decorated in a modern finish with a LED light wall mirrors, blue LED lights in shower storage space, hand wash basins with two draws cabinets, WC and the shower cubicle with electric power showers.

Located in a sought-after location, this property benefits from being on the borders of Mitcham, Tooting and Streatham, providing you with easy access to Mitcham Eastfields Train Station, Tooting Train Station and Figges Marsh.

**NEWLY REFURBISHED**

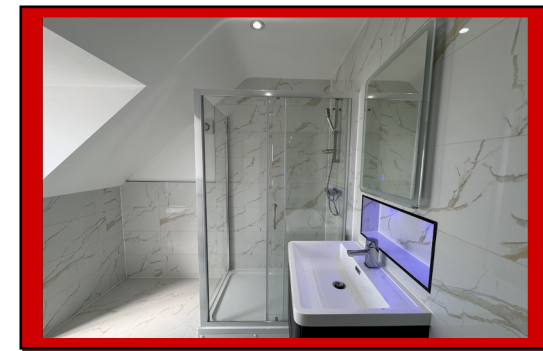
**AVAILABLE NOW!**

- Newly Refurbished
- Modern Second Floor Flat
- Spacious One Bed
- Luxury Shower Room
- Luxury Open Plan Kitchen
- Under Floor Heating
- Double Glazed
- Modern Spec
- Wooden Flooring
- Close to all Local Amenities

**Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG**

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**[www.crownlets4u.co.uk](http://www.crownlets4u.co.uk)**



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

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