



# CROWN

LETS 4 U

**TO LET**



**Monthly £1,350**

**2 bedroom Flat  
Harcourt Rd, Thornton Heath, CR7**

Crown Lets 4u Estate agents are proud to present a 2 Bed flat with one bathroom and one kitchen.

The flat features a family bathroom, a fully fitted separate kitchen, and two double bedrooms.

This property benefits from gas central heating, double glazed windows, and new carpets throughout. Located on a quiet road, it is only a few minutes' walk to Croydon University Hospital. As you go down the street, a short distance away, you will find the main road A23 Thornton Road (Thornton Heath Pond), which provides access to a local Sainsbury's, local shops, and is only a 10-minute walk to many superstores in Purley Way, including warehouses such as Ikea, B&Q, and Matalan Store, as well as Ampere Way Tram Stop.

The property is only 2 minutes away from the main Thornton Heath Bus Station and a 15-minute walk to Thornton Heath British Rail Station and West Croydon British Rail Station. It is close to Croydon town centre and has excellent transport links.

**NEWLY DECORATED**

**AVAILABLE NOW!**

- 2 Bed Flat
- 1 Kitchen
- 1 Bathroom
- Gas Central Heating
- Double Glazed Windows
- Kitchen White Goods
- Close to Local Shops
- Close to Croydon Uni Hospital
- Close to Purley Way/Croydon
- Close to All Local Transport Links

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

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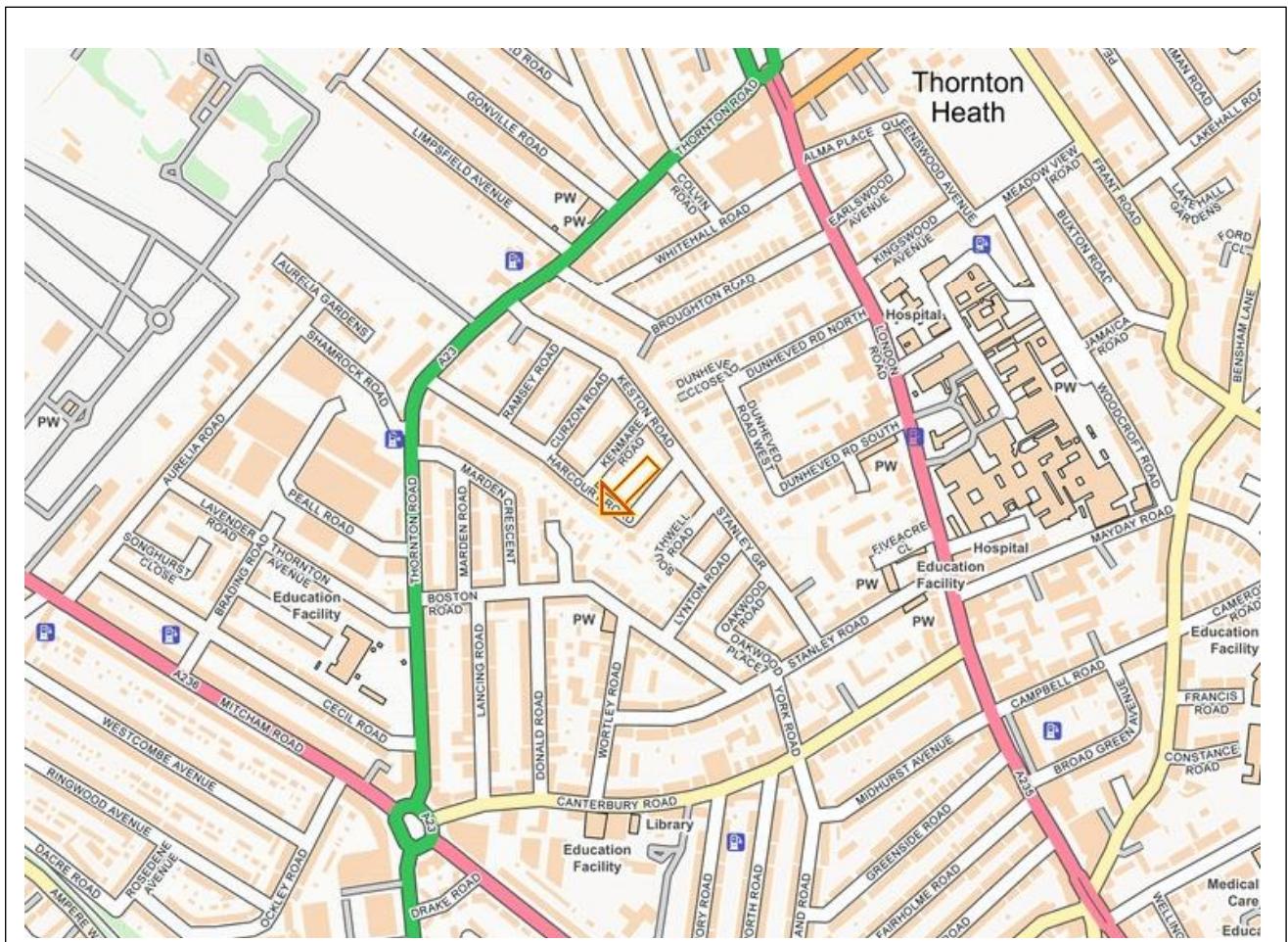
[www.crownlets4u.co.uk](http://www.crownlets4u.co.uk)



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# MAP



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