



TO LET



**£1,650.00 Per Calender Month**

**2-Bedroom Flat  
Whitworth Road, South Norwood, SE25**

Crown Real Estate is proud to present this exquisite luxury newly refurbished ground floor 2 bed flat with private garden. This spacious property conversion flat has gorgeous interior design and benefits from a spacious two double bedrooms with built in wardrobe, modern bathroom with bathtub and above shower, tall chrome towel radiator, hand wash basin and WC.

The open plan lounge fully fitted modern kitchen with gas cooker, electric oven and washing machine. The property further benefits from massive storage room, new combi-boiler, gas central heating, double glazed windows, telephone entry system, Lino flooring in the kitchen/lounge/bathroom and hallway and new carpets in the bedrooms.

This property is perfectly situated for easy access to local Sainsbury's, Crystal Palace Football Club and Grange wood Park. Close to Thornton Heath High Street, South Norwood and Norwood Junction Station.



**UNFURNISHED!**

**AVAILABLE NOW!**

- Luxury 2 Bed Flat
- Ground Floor
- Newly Refurbished
- 2 Double Bedroom
- Built In Wardrobe
- Open Plan Kitchen
- Open Plan Lounge
- Modern Bathroom
- Gas Central Heating
- Double Glazed
- Telephone Entry System
- Massive Storage Room
- Private Rear Garden
- Unfurnished

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

**Streatham Branch:** Crown Lets 4u Ltd, 145 Streatham High Road, London, SW16 6EG

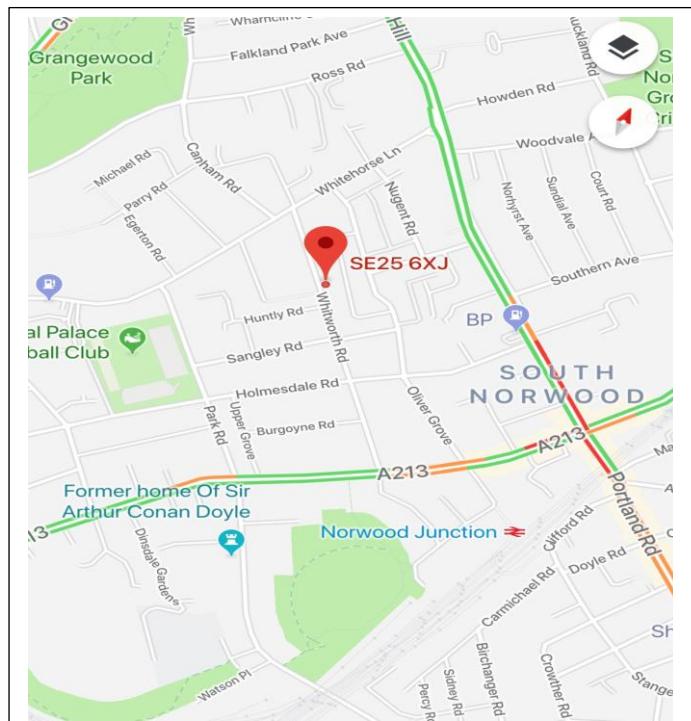
**Tel:** 020 8684 6677    **Tel:** 020 3870 9900    **Fax:** 0872 115 6090    **Email:** info@crownlets4u.co.uk



## EPC

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	72	79	(69-80) C	72	82
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## MAP & POSTCODE: SE25 6XJ



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