



**TO LET**



**£1,000 PER CALANDAR MONTH**

Crown Real Estate are proud to present this spacious one-bedroom basement flat located on Croydon High Street, offered with all bills included for complete peace of mind.

The property boasts a fully fitted kitchen with a washing machine, gas cooker, and ample storage, which flows into an open-plan reception room providing a versatile living space.

The double bedroom is generously sized, complemented by a separate bathroom for added convenience.

Finished with laminated flooring throughout, the flat offers both comfort and practicality with a modern touch. Ideally situated in the heart of Croydon, residents will enjoy easy access to a wide range of shops, restaurants, excellent transport links, and local amenities, making this an ideal home for a professional individual or couple seeking both quality and convenience.

This property is perfectly suited for professionals or couples seeking a comfortable home with everything on their doorstep.

**ALL BILLS INC.**

**AVAILABLE NOW!**

- Basement Flat
- Open Plan Reception
- Fully Fitted Kitchen
- Furnished
- Laminated Flooring
- Private Entrance
- Amenities Nearby

**Streatham Office:** 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

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

Company Registration No. 9488977



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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