



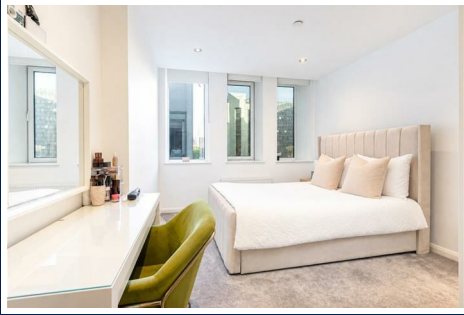
Emerald House, Croydon, CR0 2NZ

£1,475 PCM



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Situated on the third floor of Emerald House, this bright and beautifully presented one bedroom apartment offers approximately 557 sq. ft. of modern, neutrally decorated accommodation.

The spacious open-plan kitchen / reception room provides excellent space for both living and dining, while the contemporary kitchen features high-gloss units and integrated appliances, including a dishwasher.

The generous double bedroom benefits from a recently fitted carpet, while a modern bathroom with a bath and overhead shower completes the accommodation.

Residents benefit from lift access to all floors, secure bicycle storage and the added convenience of an on-site concierge service. Positioned just moments from East Croydon Station, the property offers fast and easy connections to Central London, while Boxpark and the town centre's wide range of shops, bars and restaurants are right on the doorstep.

Situated approximately 0.3 miles from East Croydon Station, the property enjoys excellent transport links, with direct services to London Victoria and London Bridge in under 20 minutes, as well as convenient connections to the South Coast.

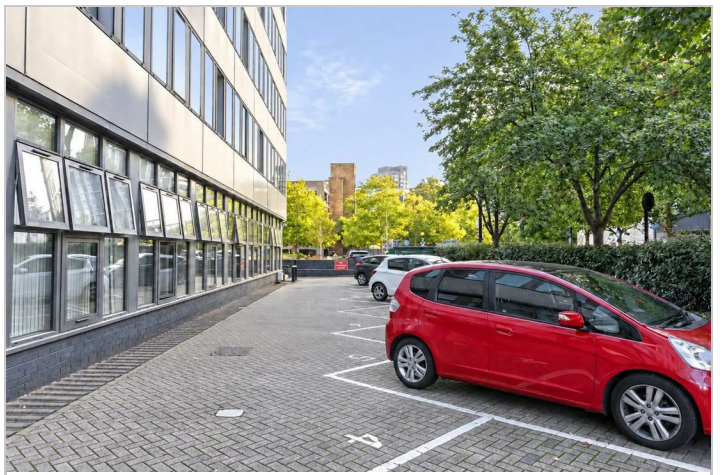
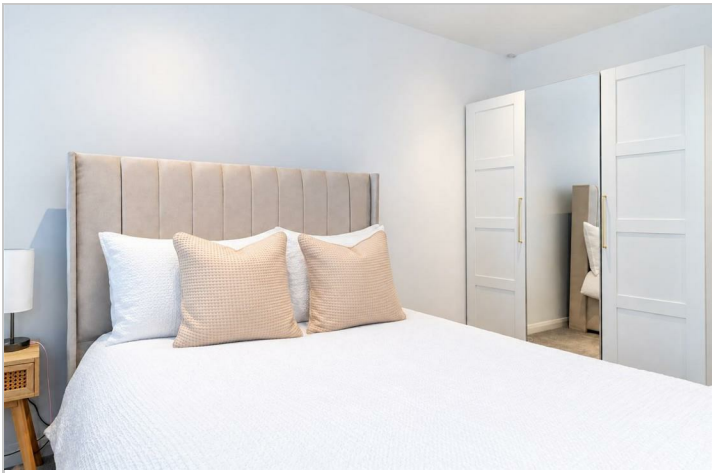
Please note that dogs are not permitted under the building regulations.

This apartment does not include parking; however,

alternative parking options are available nearby.

Council Tax Band: D (London Borough of Croydon)
Holding Deposit: £340

Available end of October | Unfurnished | Flexible deposit option | EPC Rating C



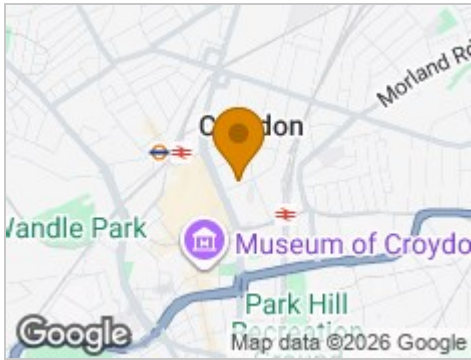
Road Map



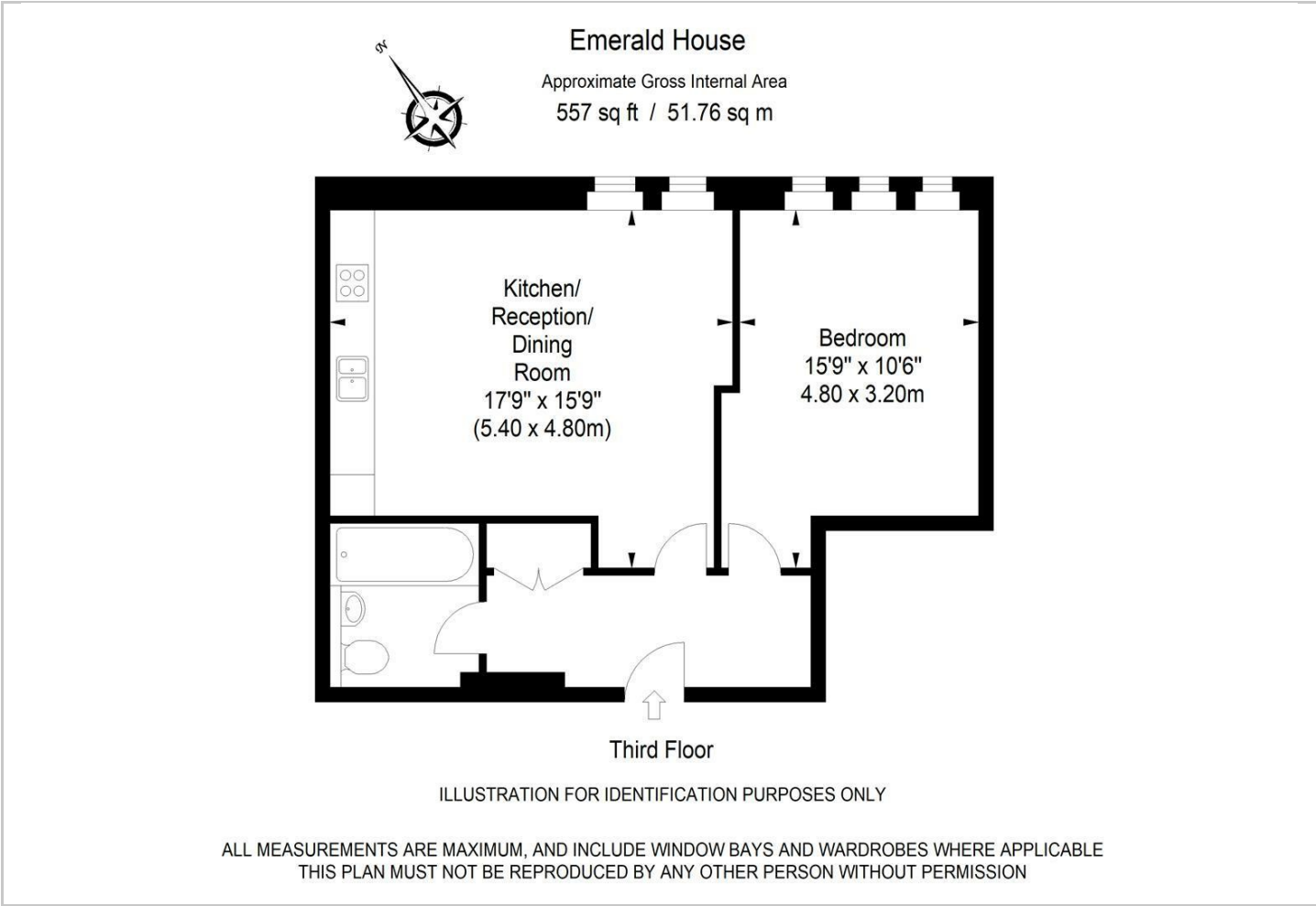
Hybrid Map



Terrain Map



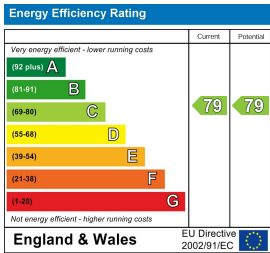
Floor Plan



Viewing

Please contact our Hirsch Estates Office on 020 3002 0587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.