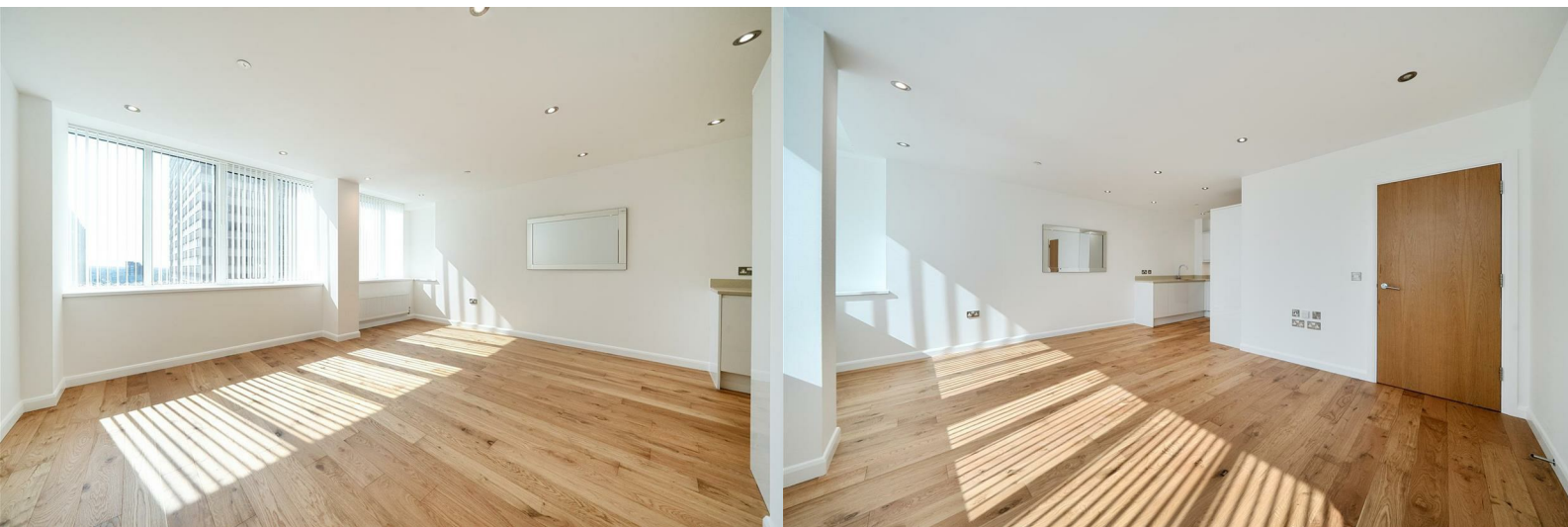




## Emerald House, Croydon, CR0 2WE

£1,850 PCM



# Emerald House, Croydon, CR0 2WE

£1,850 PCM



Positioned within the Emerald House development, this bright and contemporary apartment has just undergone a full internal refresh, offering a clean, modern feel throughout. The property spans approximately 846 sq ft and benefits from excellent natural light, generous room sizes and a practical layout ideal for both living and entertaining.

The open-plan living / kitchen area has been updated with brand new flooring, creating a warm and inviting space that flows seamlessly from cooking to relaxation. Large windows enhance the sense of space and provide far reaching views across Croydon.

Both bedrooms have been newly carpeted, with the master bedroom featuring its own en-suite bathroom. A second full bathroom serves the hallway and bedroom two, providing a practical and comfortable layout for everyday living.

Additional upgrades include fresh paintwork throughout and new blinds in every room, giving the apartment a crisp, move in ready finish.

The property also benefits from one dedicated parking space.

Residents enjoy lift access to all floors, secure bicycle storage, and the added convenience of on-site concierge services. Situated just 0.3 miles from East Croydon Station, the location offers fast rail

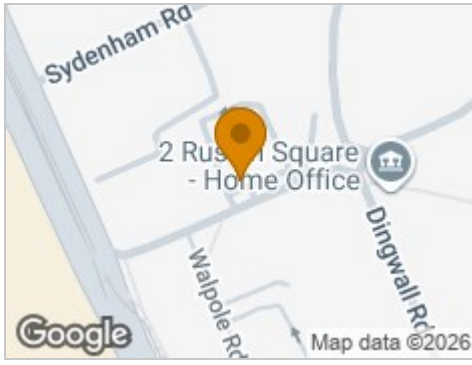
connections to London Victoria and London Bridge in under 20 minutes, with BOXPARK and the town centre's amenities close by.

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

Council Tax Band: E (London Borough of Croydon)  
Holding Deposit: £426



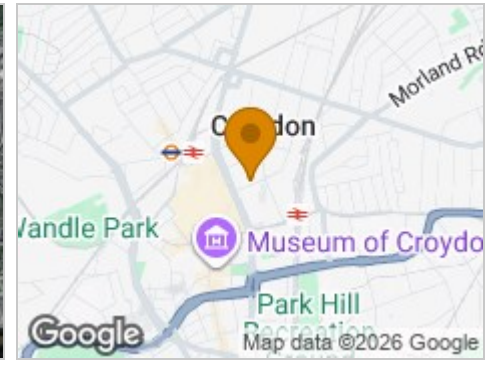
## Road Map



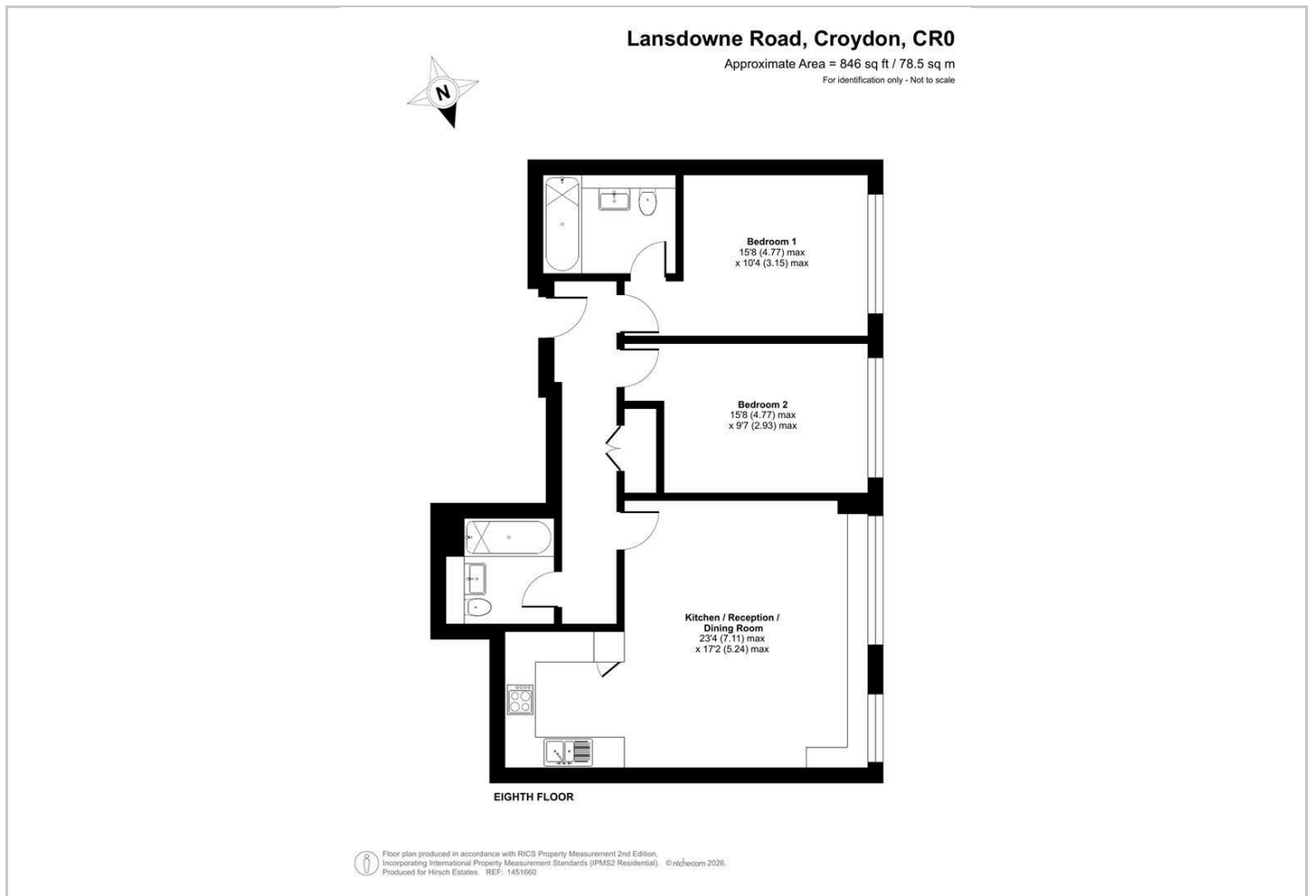
## Hybrid Map



## Terrain Map



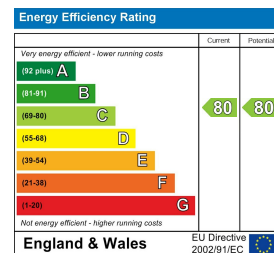
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.