



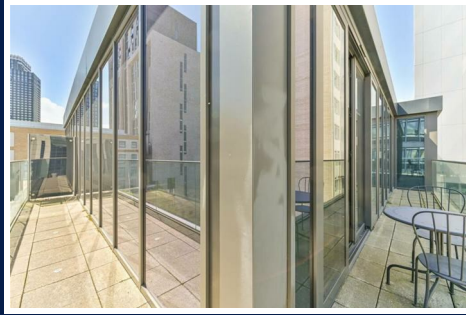
## Emerald House, Croydon, CR0 2WE

£1,600 PCM



# Emerald House, Croydon, CR0 2WE

£1,600 PCM



This property boasts a bright and spacious open plan living area with a modern kitchen featuring integrated appliances and direct access to an impressive dual aspect balcony.

The generous double bedroom includes a freestanding wardrobe, while the three piece bathroom with integrated shower offers a clean, contemporary finish. A storage cupboard in the entrance hall adds further practicality. Additional benefits include secure entry, lift access, concierge and one allocated off-street secure parking space.

Residents enjoy lift access to all floors, secure bicycle storage, and the convenience of on site concierge.

Positioned just moments from East Croydon Station, the property offers fast and easy connections to Central London, with Boxpark and the town centre's shops, bars, and restaurants right on your doorstep. Situated just 0.3 miles from East Croydon Station, commuters can reach London Victoria and London Bridge in under 20 minutes.

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

Council Tax Band: D (London Borough of Croydon)  
Holding Deposit: £369



### Road Map



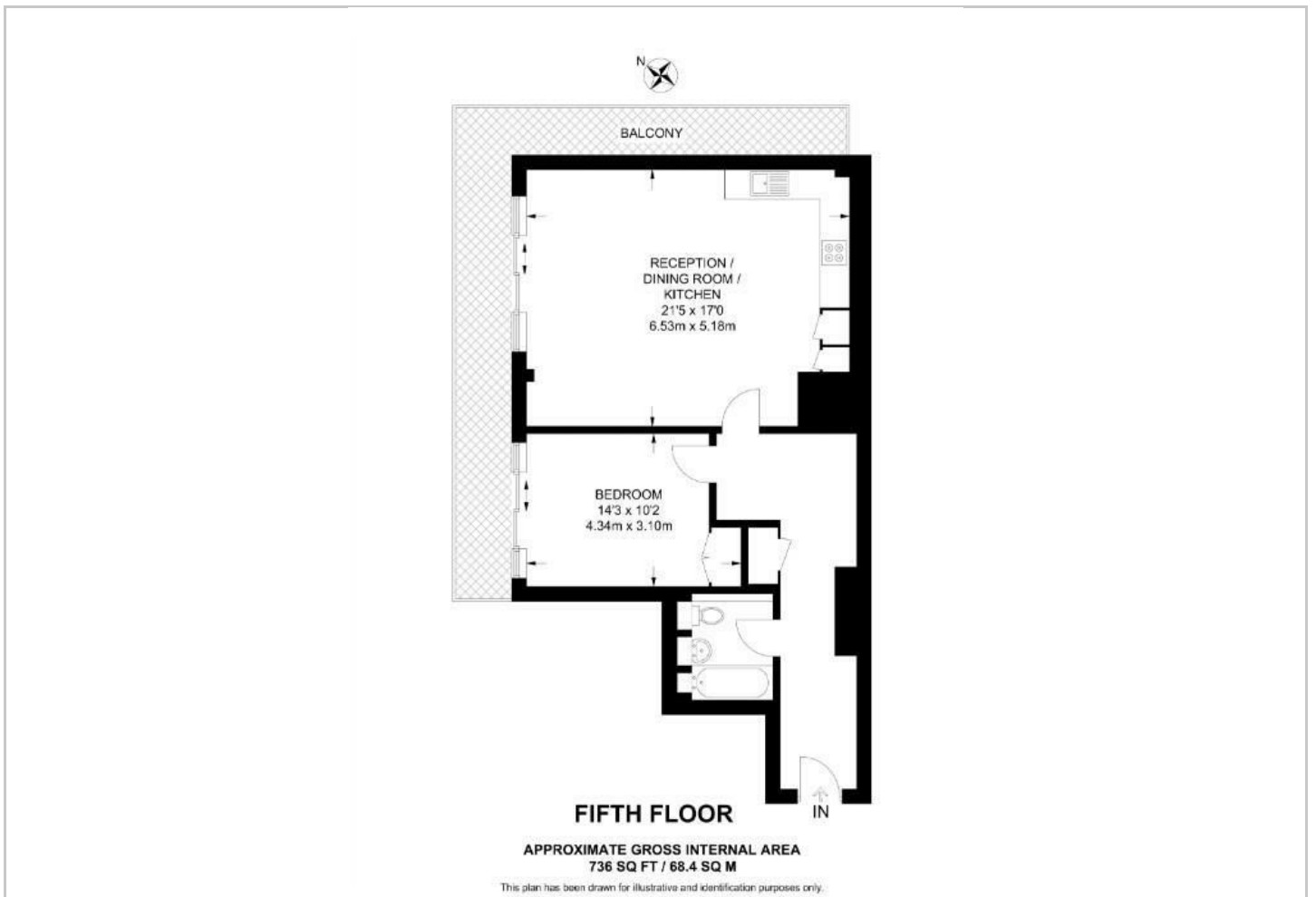
### Hybrid Map



### Terrain Map



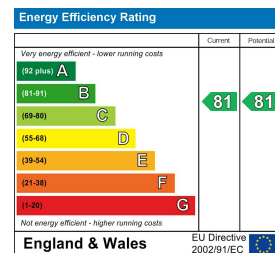
### Floor Plan



### 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.