



Approximate total area¹⁾
 538 ft²
 49.9 m²

Map data ©2026 Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

2'11" x 12'5"
 0.89 x 3.79 m

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: B

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

We are pleased to welcome to the rental market, this two bedroom ground flat on Lodge Lane, New Addington. This property is conveniently located for Fieldway tram stop and Central Parade with its numerous shops, leisure centre and community centre. The accommodation is accessed via entry phone and comprises of an entrance hall, lounge with doors onto small balcony, two bedrooms, bathroom and kitchen. There is communal outside space to the rear of the property. Council tax band B. EPC rating C.

- 2 bedrooms
- Ground Floor
- Close to train stations
- communal space to the rear

