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Tracy Thorne  
Estates



**130D Lower Addiscombe Road, Croydon  
London CR0 6AE  
£1,200 Per month**

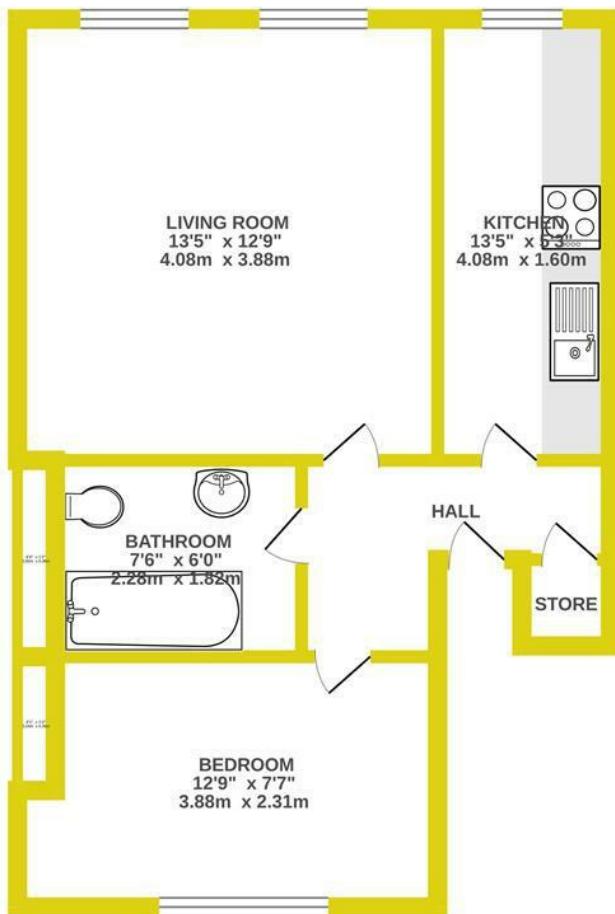
AVAILABLE FROM 1ST MARCH - OFFERS IN EXCESS OF £1200 - Situated on the top floor of this this beautiful Victorian period property is this one bedroom well presented conversion flat. Situated within easy reach of East Croydon Station with frequent services to central London (London Victoria, London Bridge, London St Pancras, Blackfriars, Farringdon). , this property provides fantastic transport links for commuters and access to a wide array of local amenities.

Comprising entrance hall, modern fitted kitchen, modern white bathroom, good sized lounge/dining room and main bedroom. With use of part of the garden and parking available on a first come first serve basis,





426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current   Potential
92 (A)	A
91 (A)	B
90 (A)	C
89 (B)	D
88 (B)	E
87 (B)	F
86 (C)	G
Poor energy efficient - higher running costs	
EU Directive 2002/91/EC	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current   Potential
92 (A)	A
91 (A)	B
90 (A)	C
89 (B)	D
88 (B)	E
87 (B)	F
86 (C)	G
Poor environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	England & Wales