

thoughtful estate agency

£1,500 Per month





# PROPERTY SUMMARY

\*Open day now fully booked\*

Nestled in the charming area of Lennox Gardens, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout.

The house features a spacious bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen, which has lots of storage and all the appliances you could need is another great addition.

Externally the property benefits from having its own Garage.

Lennox Gardens is well-positioned, offering easy access to local amenities, schools, and transport links, making it a desirable location for those who appreciate both convenience and community.

This terraced house is a wonderful opportunity for anyone looking to settle in a vibrant part of Croydon, combining comfort, practicality, and a welcoming neighbourhood. Do not miss the chance to make this lovely property your new home.







## Lennox Gardens

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

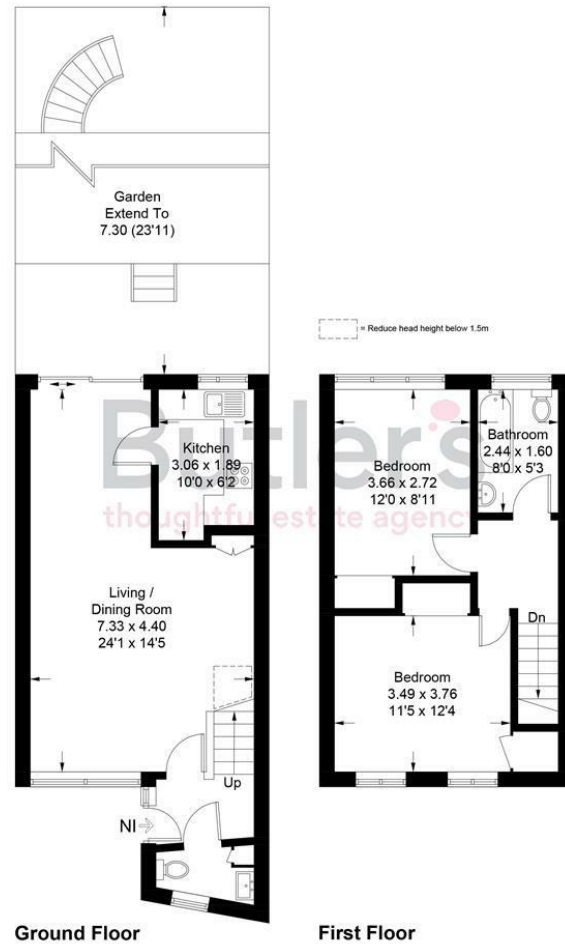


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.com © (ID1171110)

**LOCAL AUTHORITY**  
Croydon

**DEPOSIT REQUIRED**  
£1,730

**PROPERTY AVAILABLE DATE**  
2nd May 2025

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 51                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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