

**WILLIAMS
HARLOW**

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South End Croydon, London CR0 1GU

****SINGLE OCCUPIERS ONLY****

WILLIAMS HARLOW ARE EXCITED TO BRING THIS MODERN ONE BEDROOM APARTMENT TO THE MARKET. Located on the third floor of this modern apartment block, the apartment is perfectly positioned for both South Croydon and East Croydon Train Stations (10 mins walk). Consisting of an open-plan kitchen-living area, double bedroom, bathroom and private balcony all finished to a high standard. Available on an unfurnished basis.

£1,100 PCM Unfurnished



ENTRANCE

Secure entry on street level into large open-plan glazed lobby

LIFT

Three separate lifts accessing all floors

FRONT DOOR

On the third floor with doorbell and spy-hole

KITCHEN-LIVING ROOM

Open plan living area with fully equipped kitchen and large floor-to-ceiling windows and balcony door at far end

DOUBLE BEDROOM

Double size room with wood flooring, modern electric heater and double-glazed window

BATHROOM

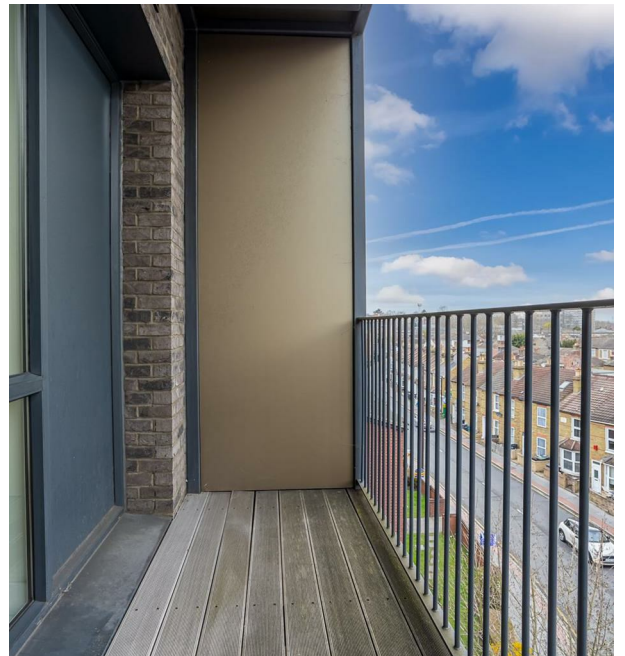
Shower over bath, WC, hand-basin and sparkle-effect tiling throughout

BALCONY

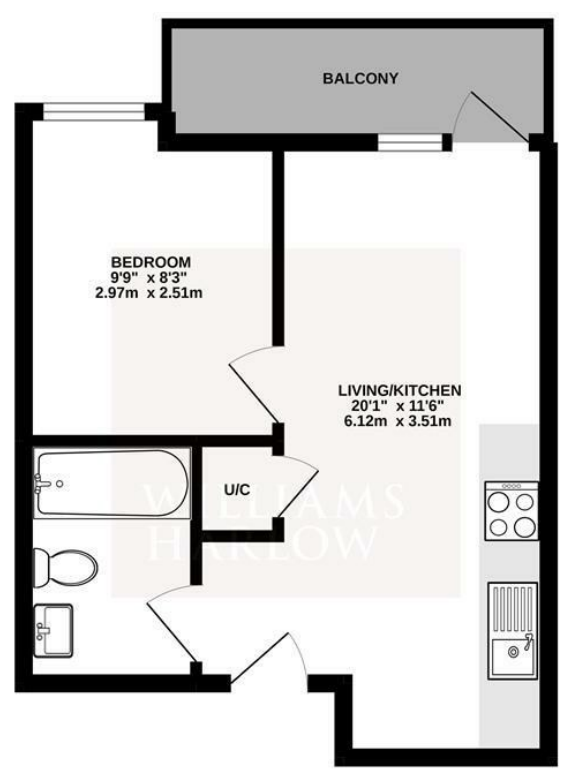
Private balcony accessed from living area with decked flooring and metal guard rail

COUNCIL TAX

Council Tax Band C



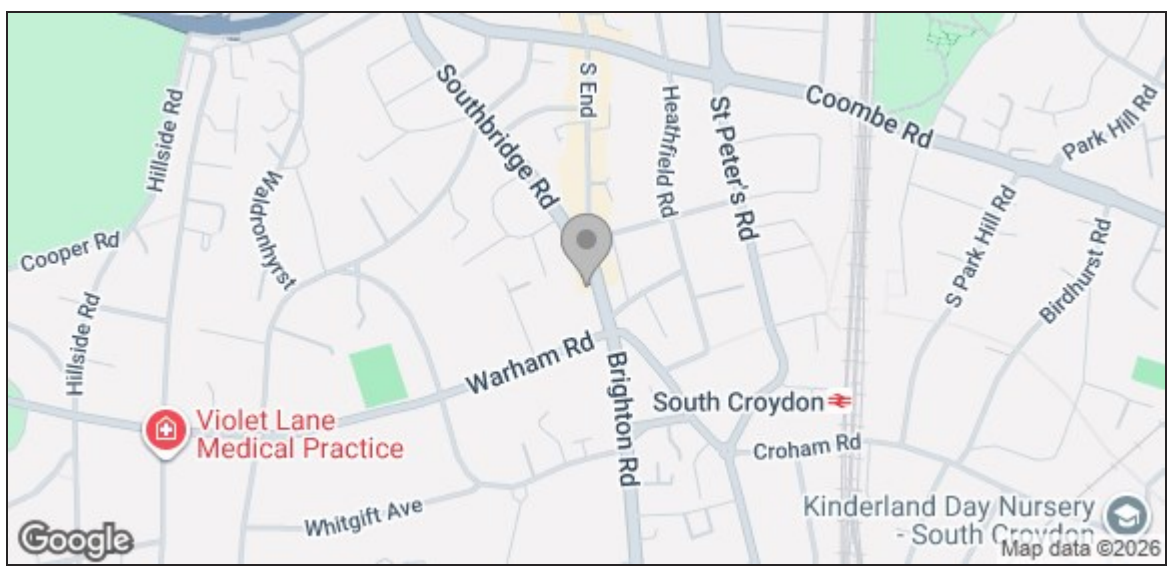
3RD FLOOR



TOTAL APPROXIMATE FLOOR AREA 322 SQ.FT. (29.9 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	