



Warham Road | | South Croydon | CR2 6LF

£1,500 Per Month

**BOND & SHERWILL**  
EST. 1908

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South Croydon | CR2 6LF  
£1,500 Per Month

Located within ideal proximity to south Croydon Railway Station this two-bedroom, first-floor apartment includes a garage.

The interior features a lounge, two good-size bedrooms, kitchen, bathroom and double-glazing.

A wide range of shops, restaurants and amenities are just a short walk away while Croydon Town Centre is also within good proximity.

South Croydon Railway Station offers swift and easy access to London Bridge, London Victoria & East Croydon. Local green spaces include Croham Hurst Woods & Lloyd Park while popular local schools include Harris Primary Academy Haling Park, Whitgift School & St Peter's Primary School.







FIRST-FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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