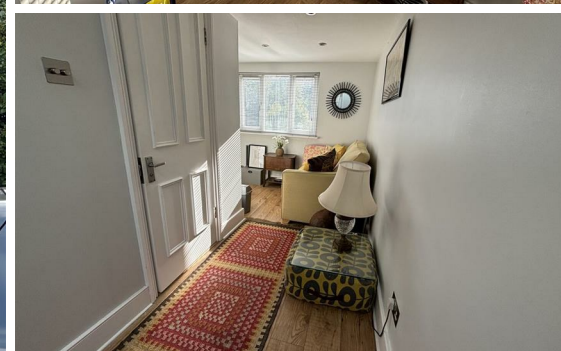




1 Bed Studio
located in South Norwood

£1,200 Per month Plus
£40.60pm for Council Tax



Egerton Road
South Norwood
SE25 6RH



CONTACT

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- Top floor studio flat
- Shared accommodation
- Fully furnished
- Excellent condition
- Utility bills included
- Council Tax £40.60 pcm on top
- 1 Bedsitting Room
- 1 bathroom
- Separate Kitchen area
- Ideal for amenities

Nestled on the desirable Egerton Road in London, this charming top-floor studio flat offers a perfect blend of comfort and convenience. Ideal for individuals seeking a stylish living space, this self-contained studio is presented in excellent condition and comes fully furnished, allowing for a seamless move-in experience.

The studio features a well-designed layout that maximises space, providing a welcoming reception area that can easily be adapted to suit your lifestyle. The bedroom area is thoughtfully integrated, ensuring a cosy and private retreat. The Shower room is modern and functional, catering to all your daily needs.

One of the standout features of this property is the inclusive utility bills, making budgeting straightforward and hassle-free. Additionally, the council tax is set at a reasonable £40.60 per month, further enhancing the affordability of this lovely home.

As part of a shared accommodation, residents can enjoy a sense of community while still maintaining their own private space. The location on Egerton Road offers easy access to local amenities, transport links, and the vibrant culture of London, making it an ideal choice for those who wish to immerse themselves in city life.

This studio flat is perfect for Single Ladies looking for a comfortable and convenient living arrangement in one of the UK's most exciting cities. Don't miss the opportunity to make this delightful studio your new home.

Entrance

Shared front door. Stairs to top floor

Kitchen area

10'0 x 5'4

Double glazed window to rear. Wall and base units with work surfaces over. Stainless steel sink unit. Hob. Fridge/freezer. Radiator.

Bed sitting room

15'9 x 12'9

Two Velux windows. Double glazed frosted window to rear. Fitted wardrobe and cupboards. Bed. Radiator. Laminate flooring.

Shower room

Double glazed frosted window to side. Double shower cubicle. Low level WC. Vanity wash hand basin. Extractor fan. Heated towel rail. Tiled walls and floor.

Authority

London Borough Of Croydon Band D (£40.60pm to pay on top of rent).



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		