



0 Bed Flat - Conversion
located in

£1,000 Per month



St Augustine's Avenue
CR2 6BA



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- **Studio room / Lounge**
- **First floor rear**
- **UPVC double glazing**
- **Electric heating system**
- **Shower room**
- **Un furnished**
- **Ideal for amenities**
- **Available now**
- **We hold keys**

Situated in South Croydon, this charming Victorian-style un furnished studio flat on St Augustine's Avenue offers a delightful living space for those seeking comfort and convenience. Spanning an area of 258 square feet, this first-floor conversion flat is perfect for individuals or couples looking for a cosy home.

One of the standout features of this property is its prime location. Situated in a popular area, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links, making daily life both convenient and enjoyable.

Available for immediate occupancy, this studio flat presents an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time renter or seeking a new place to call home, this property is well worth considering. Don't miss the chance to make this charming flat your own. Croydon Council Tax Band B £1840.93.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 76 |
| (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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |