



Kelvin Gardens | Croydon | CR0 4US

£1,600 Per Month

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Nestled in the charming Kelvin Gardens area of Croydon, this delightful two-bedroom terraced house offers a perfect blend of comfort and convenience. The property is bright and airy, creating a warm and welcoming atmosphere throughout.

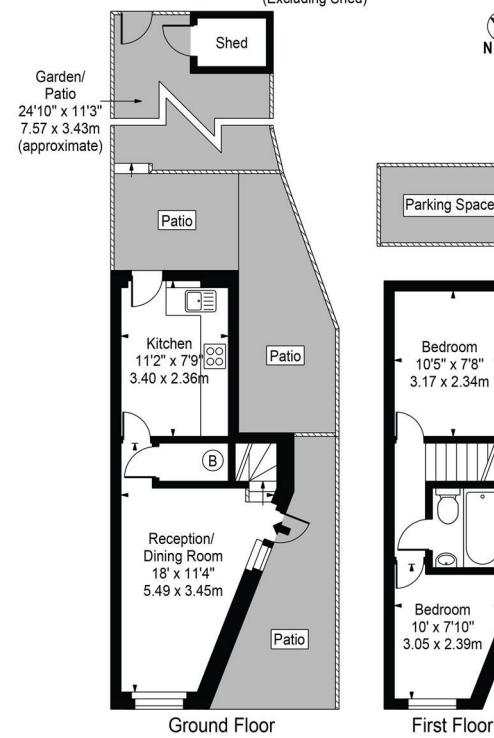
Ideal for a couple or an individual, this home features a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The two bedrooms provide ample space for rest, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your essential needs.

The location is particularly advantageous, with easy access to local amenities and transport links, making it an excellent choice for those who value both tranquillity and connectivity. Available for immediate occupancy, this property presents a wonderful opportunity for anyone looking to settle in a vibrant community.

- 2 bed terraced house
- Bright and airy interiors
- Ideal for couple or individual
- Available now
- Located in Kelvin Gardens
- 1 reception room
- 1 modern bathroom
- Great Croydon location
- 478 sq ft of space
- Viewing recommended



**Kelvin Gardens,
East Croydon, CR0 4US**
Approx. Gross Internal Area 478 Sq Ft - 44.41 Sq M
(Excluding Shed)



This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating E

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