



# CROWN

LETS 4 U

**TO LET**



**£750 Monthly + All Bills Included**

## **Studio Flat**

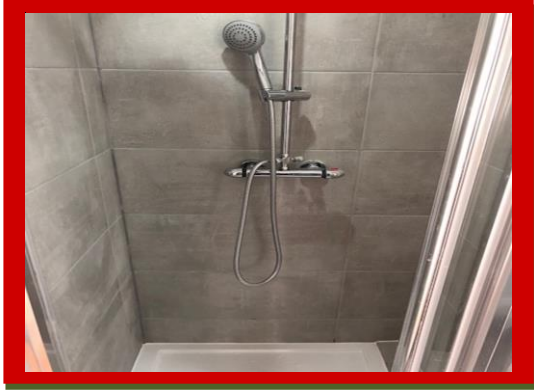
### **Bensham Lane, Thornton Heath, CR7**

Crown lets 4u Estate Agents are proud to present a newly refurbished luxury self-contained modern Studio Flat with luxury en-suite shower room and open plan contemporary living space with private kitchenette, modern deco, bright and airy big windows, storage room and telephone entry system. All bills included & free internet access and comes with communal rear garden with direct access and free on street parking. There is also a second fully fitted luxury communal kitchen with modern integrated kitchen appliances and a breakfast table with stools. This property further benefits from double glazed windows, gas central heating, storage room and wooden floorings throughout. Located in the middle between Thornton Heath and Croydon, only a short walk to Thornton Heath High Street and Croydon Town Centre. Walking distance to London Road, Croydon University Hospital, Thornton Heath BR Station (Zone 4) and West Croydon Overground Station (Zone 5). It only takes 25 minutes from Thornton Heath BR Station to London Victoria Station and London Bridge Station. This property is on the doorstep to all transport links of buses, trains running regularly to central London and very close to a large range of amenities as well as the Croydon Town Centre. Single person at £750 or Couple at £800 PCM.



**FREE INTERNET**

**AVAILABLE NOW!**

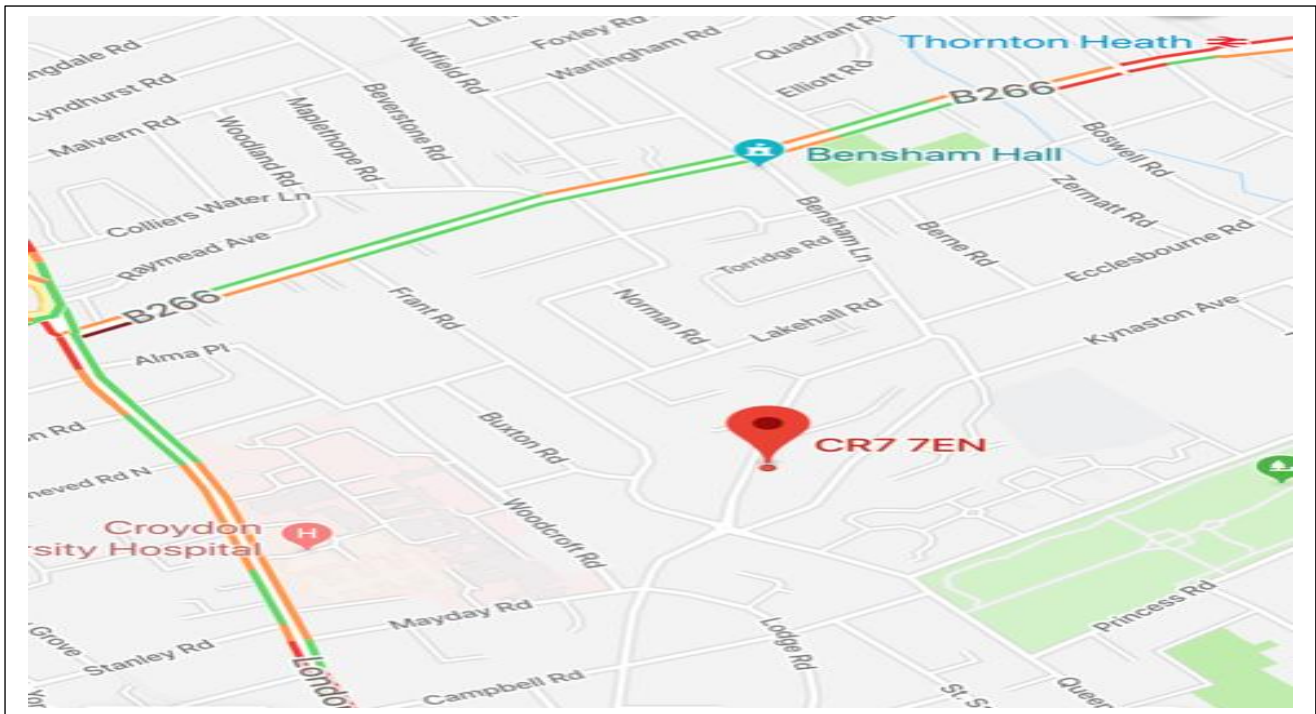
- Newly Refurbished
- Luxury Studio Flat
- 2 Modern Kitchens
- Furnished/Unfurnished
- En-suite Shower Room
- Double Glazed Windows
- Gas Central Heating
- Wooden Floorings
- Storage Room
- Ideal for Professional
- Telephone Entry System
- Close Walk to Stations
- Free on Street Parking
- All Bills Included
- Free Internet access



# EPC

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		41	49	(39-54) E	39	46	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## MAP&POSTCODE: CR7 7EN



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