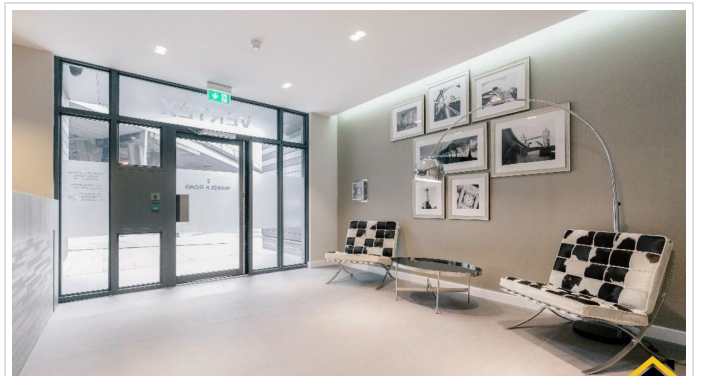
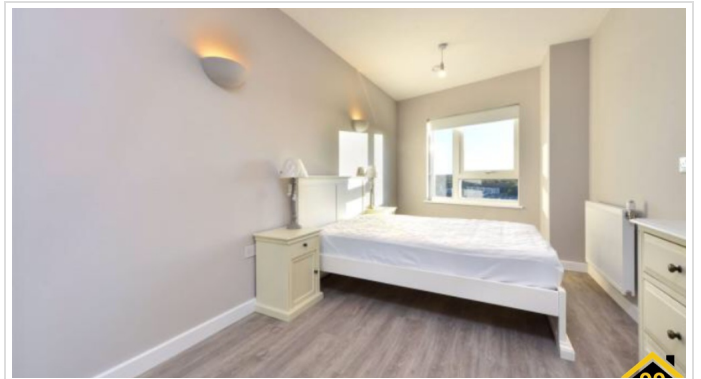


2 Bed Flat In 2 Wandle Road , Croydon, CR0 1FJ

£1,800 Monthly



SHORT DESCRIPTION

Property Ref: 1715 This two double bedroom apartment is located on the 11th floor of the development. located within walking distance of East Croydon station, this 'secure by design' development is ideal for commuters.. Size: 724 sq ft The apartment benefits from the following: * Two double bedrooms with fitted mirrored wardrobe in the master bedroom Furnishings include 2 large standing wooden wardrobes, 2 large drawers, 4 bedside cabinets, 1 dressing table, a large 4 seater sofa bed (with storage space), glass dining table with 4 chairs, balcony table with 2 chairs, washing machine, dishwasher, fridge freezer, 1 large standing lamp, 2-bed side lamps. * Access to a private balcony & the roof terrace * Open plan living/kitchen area with integrated appliances (full-size fridge/freezer, oven/hob, and extractor) * Freestanding dishwasher and washer/dryer * Family bathroom with shower over bath as well as bathtub * Communal roof terrace and a private balcony * Utility cupboard/ storage space * Secure video entry phone system * Fire sprinklers throughout * Fob-controlled access systems * Access to 3 communal terraces * Outstanding contemporary interior specification * CCTV in the communal areas * Located on the 11th floor * Accessible by 2 lifts and stairs * Concierge service * Secure bicycle storage * Click and collect lockers * EPC rating B Viewings from 15th July 2024

2

Bed Room(s)

1

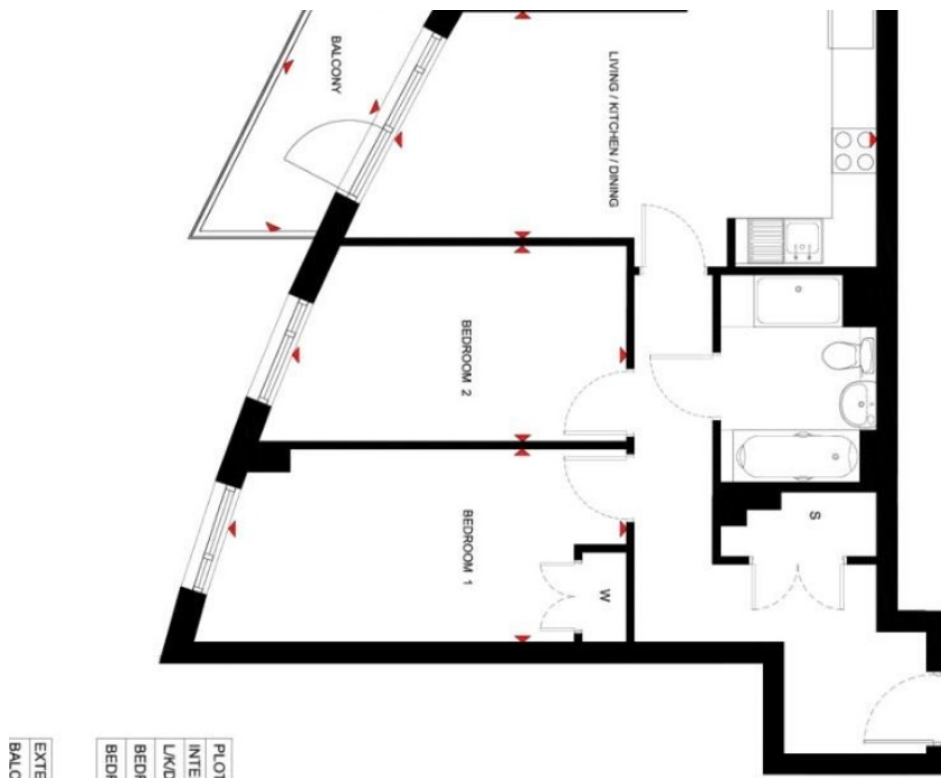
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 807

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting | £ 135 over 3 years | £ 135 over 3 years | Not applicable |
| Heating | £ 408 over 3 years | £ 408 over 3 years | |
| Hot Water | £ 264 over 3 years | £ 264 over 3 years | |
| Totals | £ 807 | £ 807 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

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