



36C Carew Road, Thornton Heath

Well Located Studio Flat to Let Within Walking Distance of Thornton Heath Station and Available Newly Redecorated
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

36C Carew Road, Thornton Heath, Surrey, CR7 7RE

£750.00 pcm to Let

LOCATION: - The property is situated on Carew Road within a relatively short walk to Thornton Heath mainline station and close to a nearby park. Carew Road has unrestricted parking in the street and has easy access into the centre of Thornton Heath which provides a variety of shops and other services.

DESCRIPTION: - The property comprises a second floor split level studio flat set within an attractive period building.

The property has been newly decorated and includes a white kitchen with integrated oven, hob and extractor, fridge freezer and new vinyl flooring. The studio room has a window to the side and a Velux window, is newly decorated and newly carpeted. The bathroom comprises a white suite with a newly installed bath with shower over, wash hand basin and low level WC.

The property is centrally heated and is available immediately.

ACCOMMODATION:

Studio Room	4.83m x 3.25m (max)
Kitchen	2.99m x 2.3m (max)
Bathroom	3.08m x 1.48m

Private hallway and landing

TENURE: - The property is offered under a new assured shorthold tenancy for a term of up to two years.

RENT/PRICE: - A rent of £750.00 (seven hundred and fifty pounds) per calendar month is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 47 within Band E Rating.

COUNCIL TAX: - The property falls within Band B making Council Tax payable of £1,273.20 to the London Borough of Croydon.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

DISCLAIMER: - It is hereby declared that the Partners of HNF Property own a controlling interest in the subject property in the form of a leasehold ownership.



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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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