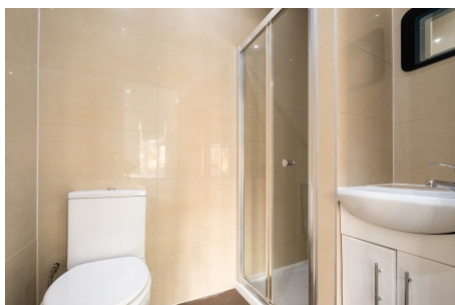


Pollards Hill North, Norbury SW16

Borough:

£1,400 pcm

- One Bedroom Apartment
- Open Plan Kitchen and Living Room



A lovely ground floor one-bedroom flat. This property comprises; open-plan living room and kitchen, double bedroom and en-suite shower room. Located within a 10 minute walk from Norbury Station, providing links into London Victoria.

Rent (£1,400pcm), 5 week security Deposit (£1,615.00), 12 month tenancy. Council tax band A, Croydon.

Available now, unfurnished. Suitable for a couple or single occupant.

Pollards Hill North

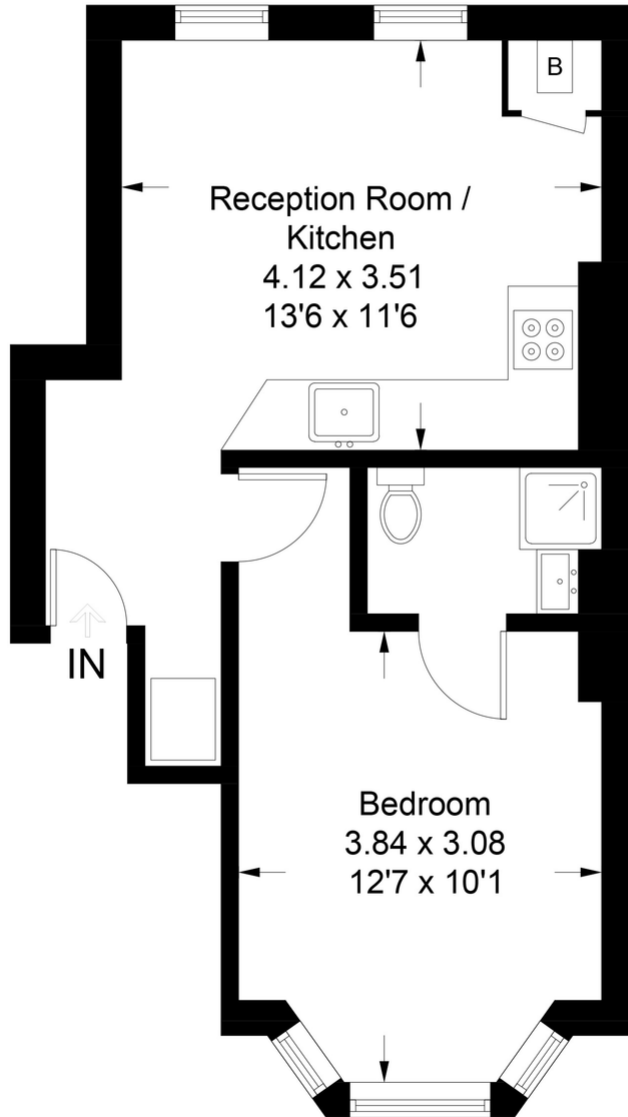
Approximate Gross Internal Area = 33.5 sq m / 361 sq ft

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 34 sq m / 366 sq ft

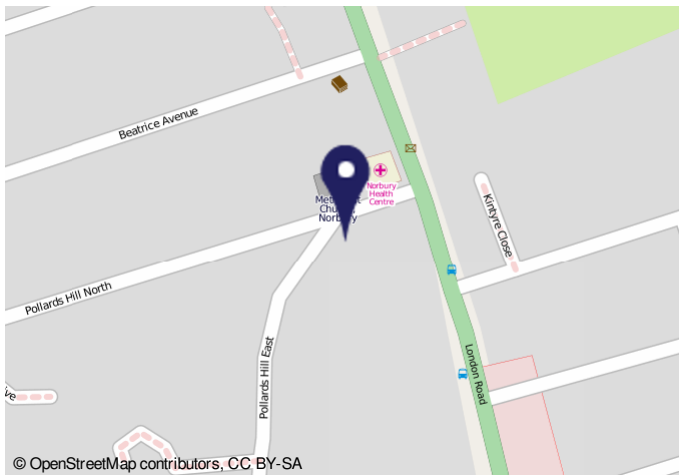


= Reduced headroom
below 1.5m / 5'0



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1009646)



Energy performance certificate (EPC)

Property type	Ground floor flat
Total floor area	30 square metres
How we rating this property	Assessment based on the best energy rating from A to G. The current rating is based on the assessment and the potential rating is based on the assessment.
Energy rating and score	This property's current energy rating is D. The potential rating is B.
Score	Current: 40% B, Potential: 75% C
Breakdown of property's energy performance	Proportion of energy used for heating: 100% (100% of energy used for heating). Proportion of energy used for hot water: 0% (0% of energy used for hot water). Proportion of energy used for cooling: 0% (0% of energy used for cooling). Proportion of energy used for ventilation: 0% (0% of energy used for ventilation). Proportion of energy used for lighting: 0% (0% of energy used for lighting). Proportion of energy used for other: 0% (0% of energy used for other).
Features in this property	Proportion of energy used for heating: 100% (100% of energy used for heating). Proportion of energy used for hot water: 0% (0% of energy used for hot water). Proportion of energy used for cooling: 0% (0% of energy used for cooling). Proportion of energy used for ventilation: 0% (0% of energy used for ventilation). Proportion of energy used for lighting: 0% (0% of energy used for lighting). Proportion of energy used for other: 0% (0% of energy used for other).

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.