

FOI KLANDS

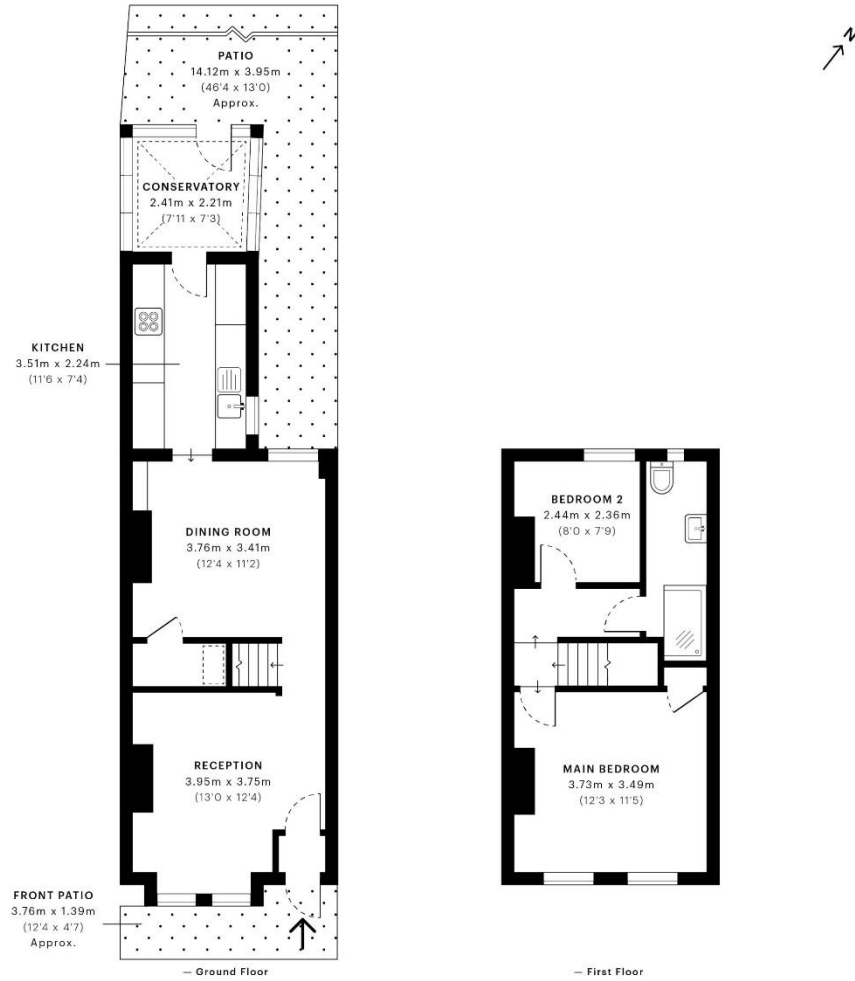


DOMINION ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,750









GROSS INTERNAL AREA (GIA)
The footprint of the property
74.57 sqm / 802.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.24 sqm / 723.77 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.41 sqm / 4.41 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 71.79 sqm / 772.74 sqft
IPMS 3C RESIDENTIAL 68.02 sqm / 732.16 sqft

spec id: 600571dab8f2ea0dc58bcd8b

- ❖ AVAILABLE 22ND OF APRIL 2024
- ❖ UNFURNISHED
- ❖ TWO BEDROOM TERRACED HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ STUNNING KITCHEN
- ❖ CONSERVATORY EXTENSION
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.9 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CUL-DE-SAC SETTING
- ❖ EPC EER D

**** Available 22nd of April 2024 ** Unfurnished **** A superbly presented two-bedroom period terrace home, situated within this popular residential cul-de-sac, conveniently located 0.5 miles from the local tram stop, 0.9 miles from East Croydon train station and moments from local bus routes.

This bright and airy home is offered to the market as unfurnished, and benefits from excellent décor throughout, a conservatory extension, and a sizeable rear garden.

The accommodation comprises a large master bedroom with fitted cupboard, a second bedroom/ home-office, a stylish first floor shower room, two full width reception rooms, under-stairs storage, a beautiful 11' kitchen with integrated appliances, and a conservatory extension with direct access onto the low-maintenance rear garden.

Furthermore, this property sits within a close proximity to a number of local primary schools, nearby to several local shops, and within walking distance to both Brickfields Meadow and Ashburton Park. We feel that this property would make a wonderful home for a professional couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		