



Paddock Gardens SE19
£2,800 pcm

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In general

- Three bedrooms
- En-suite bathroom
- Modern decor
- Courtyard
- Private gated development
- Residents parking
- Flexible furnishings
- Available from June
- Central location
- Suitable for a family

In detail

A modern three double bedroom family home set within a gated development in the heart of the Crystal Palace Triangle to rent.

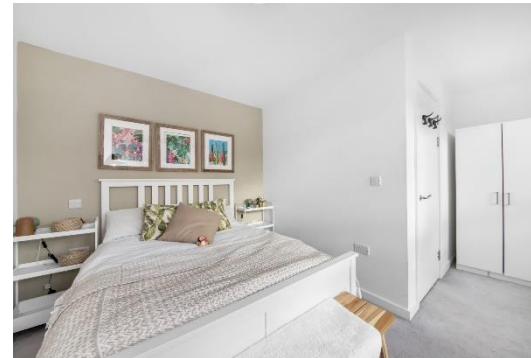
Finished to a high standard throughout and comprises spacious open plan kitchen / reception room with direct access to a rear courtyard.

Additionally a separate W/C downstairs completes the ground floor. The second floor houses two double bedrooms, family bathroom with walk-in shower, whilst the top floor includes the main bedroom with en-suite shower room.

Paddock Gardens SE19 is ideally situated to the local amenities, shops and restaurants of the popular “Triangle” The transport links of Crystal Palace and Gipsy Hill overground stations are within easy reach also, as is the open space of the iconic Crystal Palace Park.

The perfect rental for a family seeking a modern, well-located home or couple seeking the additional living space.

EPC: C | Council Tax: Croydon, band D | Holding Deposit: £646.15 | Security Deposit: £3,230.76 | Part-Furnished | Available from June



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Paddock Gardens, SE19

Approximate Gross Internal Area

Ground Floor = 38.3 sq m / 412 sq ft

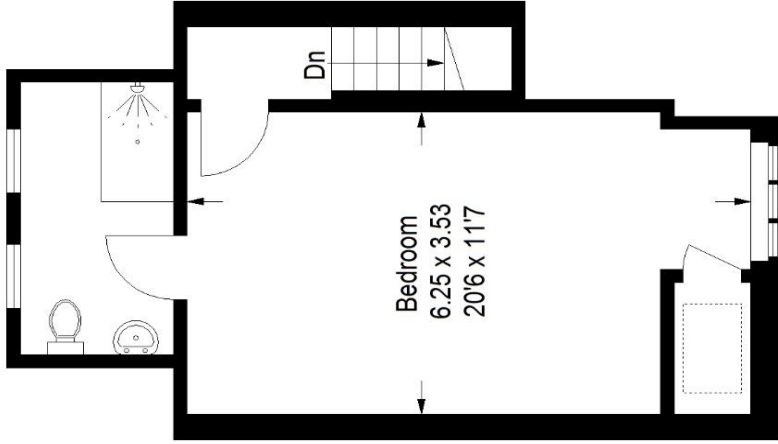
First Floor = 37.8 sq m / 407 sq ft

Second Floor = 31.5 sq m / 339 sq ft

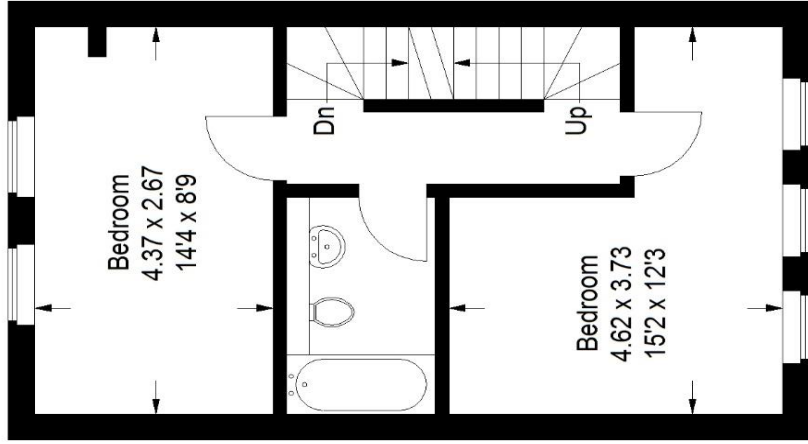
Total = 107.6 sq m / 1158 sq ft



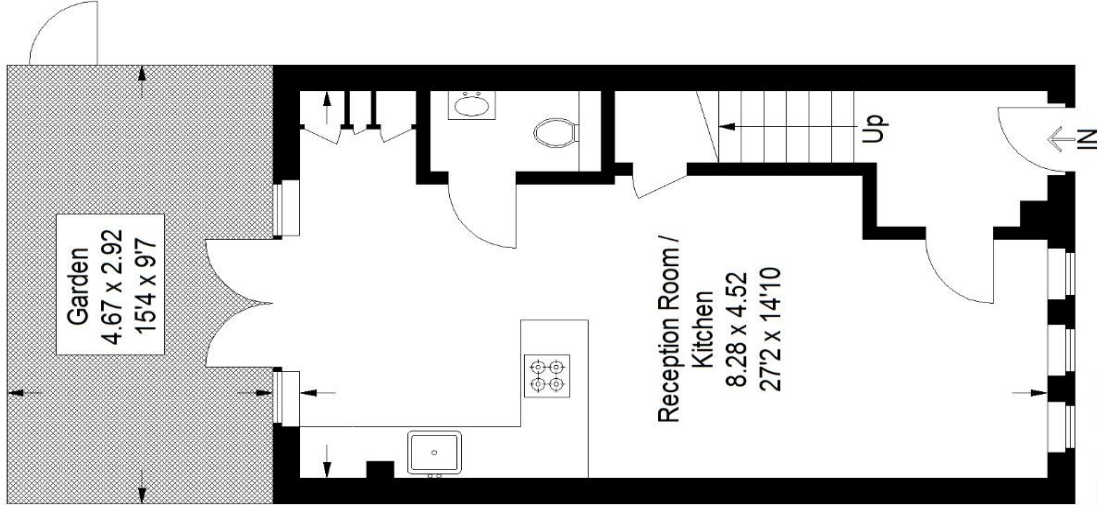
 = Reduced headroom below 1.5 m / 5'0



Second Floor



First Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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