



Flat 1, 54, Mitchley Hill, South Croydon, Surrey, CR2 9HB

**Pollard Machin**  
estate agents since 1885

Flat 1, 54  
Mitchley Hill  
South Croydon  
Surrey CR2 9HB

Monthly Rental Of £2,000

Pollard Machin

estate agents since 1885

A fantastic opportunity to rent this beautifully presented, brand-new two-bedroom ground floor apartment, ideally located on Mitchley Hill. Finished to a high specification throughout. The property boasts a spacious open-plan living area with direct access to a private balcony. The modern fitted kitchen comes fully equipped with brand-new integrated appliances, offering both practicality and sleek design. There are two generously sized bedrooms, including a principal bedroom with a stylish en-suite. A further contemporary family bathroom completes the accommodation. Additional benefits include one allocated parking bay, ample off-street parking for visitors, and an all-electric system for efficiency and ease. The property is offered unfurnished, providing a blank canvas to make it your own. Location Situated in the desirable Mitchley Hill area (CR2 9HB), the property benefits from a peaceful residential setting while remaining well-connected. Excellent transport links are nearby, with local bus routes and train stations providing direct access into Central London and surrounding areas. The area is well-served by a variety of local amenities including shops, cafes, and green spaces. There are also a number of well-regarded schools within easy reach, making this an attractive option for families. Nearby parks and open spaces offer plenty of opportunities for outdoor activities and leisure. EPC Rating - B Croydon Council Tax Band - TBC Deposit - £2307.69



The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885