



CHARLES KNIGHT  
ESTATE AGENTS



## 40C Ashburton Road

, Croydon, CR0 6AN

£1,050

### STUDIO FLAT TO RENT

Situated on the top floor of a charming period conversion, this bright and well-proportioned studio flat offers comfortable living space throughout. The accommodation comprises a spacious studio room, a separate fitted kitchen, and a contemporary bathroom, all presented in neutral décor.

Ashburton Road is ideally positioned within Croydon, offering excellent access to transport links, with East Croydon station nearby providing swift connections into Central London and beyond. The area is well served by a variety of local shops, cafés, and everyday amenities, while the popular Boxpark Croydon and Centrale & Whitgift shopping centres are just a short distance away, offering a wide selection of restaurants, leisure, and retail options.

A number of well-maintained green spaces, including Ashburton Park and Park Hill Park, are also easily accessible, adding to the appeal of this conveniently located home.

London Borough of Croydon

### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



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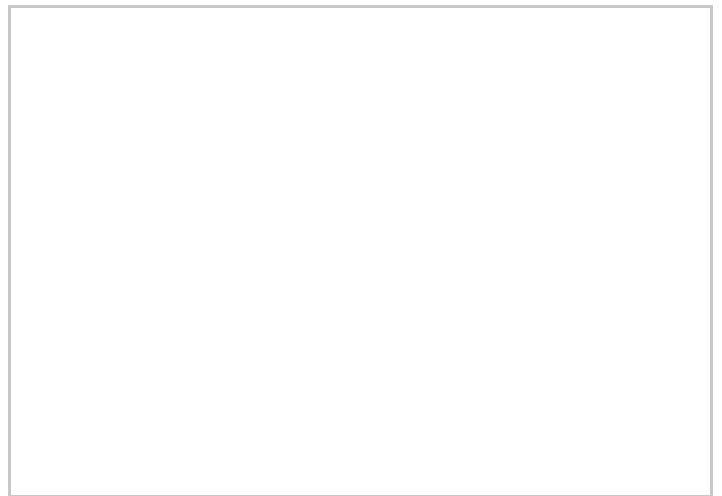
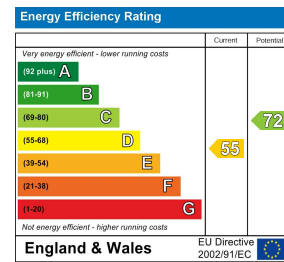
## Floor Plan



## Area Map



## Energy Efficiency Graph



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