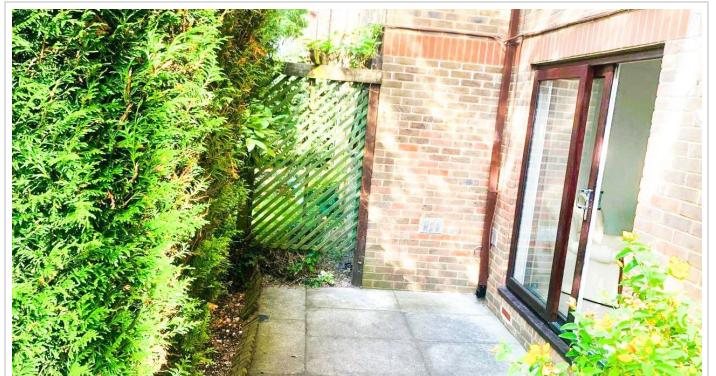
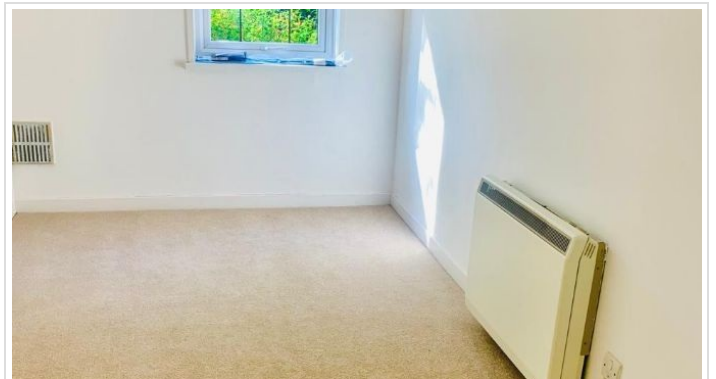


2 Bed Flat In French Apartments Lansdowne Road, Purley, CR8 2PP £1,750 Monthly



# SHORT DESCRIPTION

Property Ref: 17467 Rent£1,750 pcm (+ £100 water bill) Size~689 sq. ft. (688.89 sq. ft.) Bedrooms: 2 double bedrooms Lease: Furnished or unfurnished (flexible) Availability: Immediate EPC: D Council Tax: Band D Heating Type: Electric heating Key Features & Amenities Private & Shared Outdoor Space: Private patio, communal gardens, and BBQ area Building Services: 24 by 7 concierge, secure entry system, and CCTV On-Site Facilities: Residents' gym (free access), lounge, party room, and bike storage Parking: Covered allocated space included Interior: Open-plan living area and fully fitted kitchen with integrated appliances Early viewing is highly recommended due to strong demand Property Type: Flat Full Renting price: £1750.00 Pricing Options: Fixed Price Council tax band: D EPC rating: D Measurement: 688.89 sq.ft. Outside Space: Patio Parking: Covered Heating Type: Electric Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                   |
|------------------|-------------------|
| Property type    | Ground-floor flat |
| Total floor area | 64 square metres  |

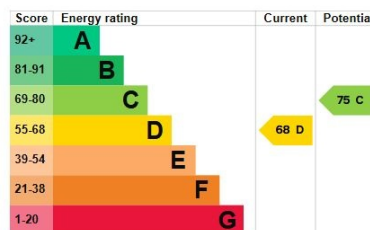
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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