



Mc. MONOCHROME | HOMES

, Coulsdon, CR5 1FG
£2,600

PROPERTY SUMMARY

OVERVIEW

Monochrome Homes X Family Spaces Developments collaborate to bring to the rental market an eco friendly detached homes. Finished to impeccable standards these properties all benefit from private gardens and allocated parking.

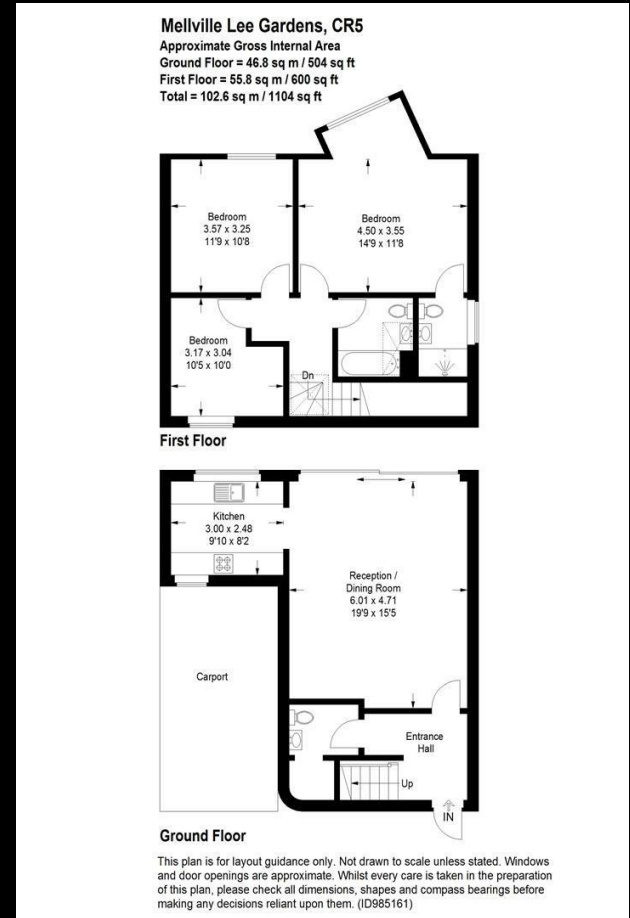
Accommodation

Welcome to Melville-Lee Gardens, an exclusive development of architecturally stunning homes nestled in a peaceful private close on the northern fringes of Coulsdon Common. With just three homes now available, this development offers a truly exceptional living experience.

- **Luxury new development:** This exclusive collection of modern-green detached homes offers a contemporary living experience within a tranquil setting.
- **Award-winning architecture:** These homes are the vision of an award-winning architect, showcasing exquisite design and attention to detail.
- **Visual appeal:** From the hand-crafted curved brickwork to the aluminum roofs and façades with 40-year guarantees, these homes make a striking impression. The complementary 'Schüko' Planitherm windows add to their charm
- **Charge station:** The property is equipped with a convenient charge station, ensuring hassle-free recharging of your electric vehicle.
- **Off-street parking:** Enjoy the convenience of two dedicated off-street parking spaces, providing secure and convenient parking for your vehicles.
- **Green Heating & Power:** The property incorporates eco-friendly heating and power solutions, significantly reducing your carbon emissions and lowering energy costs. With an EPC* rating of £631 per year, sustainability and affordability go hand in hand.

• **Energy-efficient and green:** The properties have been thoughtfully designed to incorporate eco-friendly heating and power solutions, significantly reducing your carbon emissions and lowering energy costs. They feature air source heat pumps, underfloor heating, and fan-assisted radiators. Each property is equipped with a 'Tesla' EV charge point, ensuring eco-friendly living. The B+ 83 **EPC rated report shows the cost per year to be £631 per year compared with the average D rating of similar size properties with costs of £1,867 per year, which is over a 60% savings.

Contact us today to arrange a viewing or to learn more about this remarkable property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		95	<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B	83		83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		England & Wales

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