

FOLKLANDS

WHITESTONE WAY, CROYDON
GUIDE PRICE £265,000





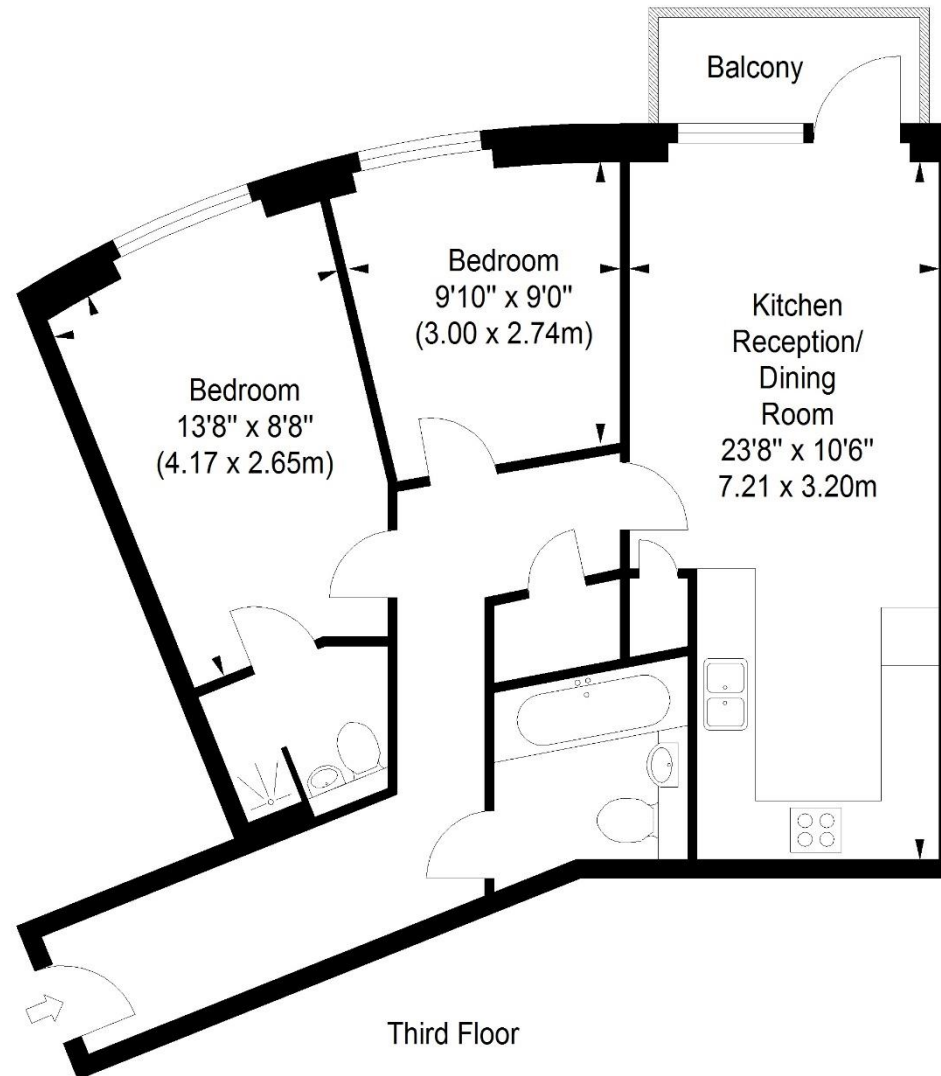






Whitestone Way

Approximate Gross Internal Area
680 sq ft / 63.17 sq m



Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM
- ❖ THIRD FLOOR FLAT
- ❖ PRIVATE BALCONY
- ❖ TWO BATHROOMS
- ❖ CHAIN FREE - WELL-PRESENTED
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 23' LOUNGE/KITCHEN
- ❖ CONCIERGE SERVICE
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER B

**** Chain Free **** A well-presented two double bedroom third floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station.

This spacious apartment boasts an elevated aspect, has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the development's concierge service, and they have access to well-kept communal grounds.

The accommodation comprises a large main bedroom with an en-suite shower room, a second double bedroom, a stylish three-piece bathroom suite with a shower over bath, a sizeable utility cupboard with plenty of storage space, a separate store cupboard, and a 23' open-plan living room with a contemporary fitted kitchen (Including integrated appliances). Externally, the property features a sizeable balcony which enjoys pleasant views.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



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