



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £415,000











Brighton Road

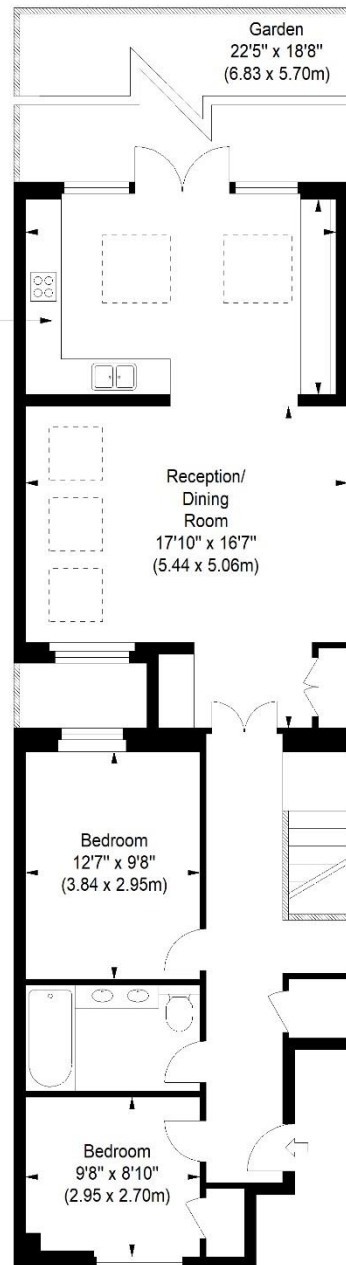
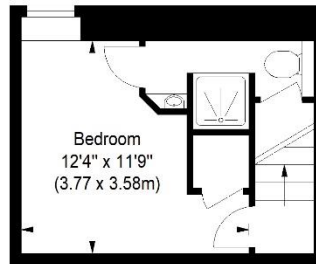
Approximate Gross Internal Area
1119 sq ft / 103.98 sq m



Kitchen
16'0" x 10'8"
(4.87 x 3.26m)

Garden
22'5" x 18'8"
(6.83 x 5.70m)

Reception/
Dining
Room
17'10" x 16'7"
(5.44 x 5.06m)



Basement

Ground Floor

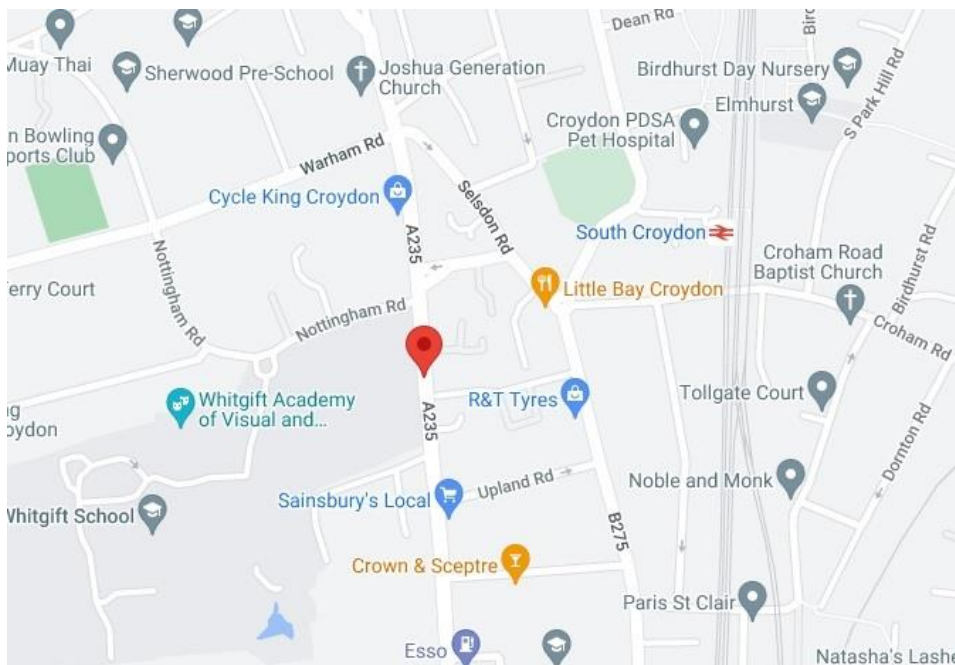
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOMS - SPLIT LEVEL APARTMENT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ SHARE OF FREEHOLD
- ❖ EXTENSIVE LIVING SPACE & PRIVATE GARDEN
- ❖ 1119 SQFT OF FLOOR SPACE
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ TWO BATHROOMS
- ❖ HIGH CEILINGS
- ❖ EPC EER D



A beautifully presented and ideally located three double bedroom split-level garden flat with a share of freehold and a landscaped private garden.

This property is situated in an ultra-convenient location just 0.2 miles from South Croydon train station and moments away from numerous local bus routes, parks, shops, the South Croydon Restaurant Quarter, and a variety of local schools.

With over 1,100 SQFT of floorspace, this sizeable apartment is finished to the highest standards throughout, having been extended and renovated in 2015. The property features an expansive living area with a built-in bar, a high specification kitchen with quartz worktops, underfloor heating throughout the extension and in the family bathroom, and a landscaped private garden.

The accommodation comprises three double bedrooms (two with exceptional ceiling heights), a contemporary family bathroom suite with his & her sinks, a stylish en-suite shower room, a 17'10 x 16'7 living room, and a beautifully appointed kitchen/dining room, which gives way via double doors to the garden. There is also direct rear access from the garden gate to Drovers Road, where parking is available for two cars with resident's permits.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		