

# FOLKLANDS



WHITESTONE WAY, CROYDON  
GUIDE PRICE £250,000

















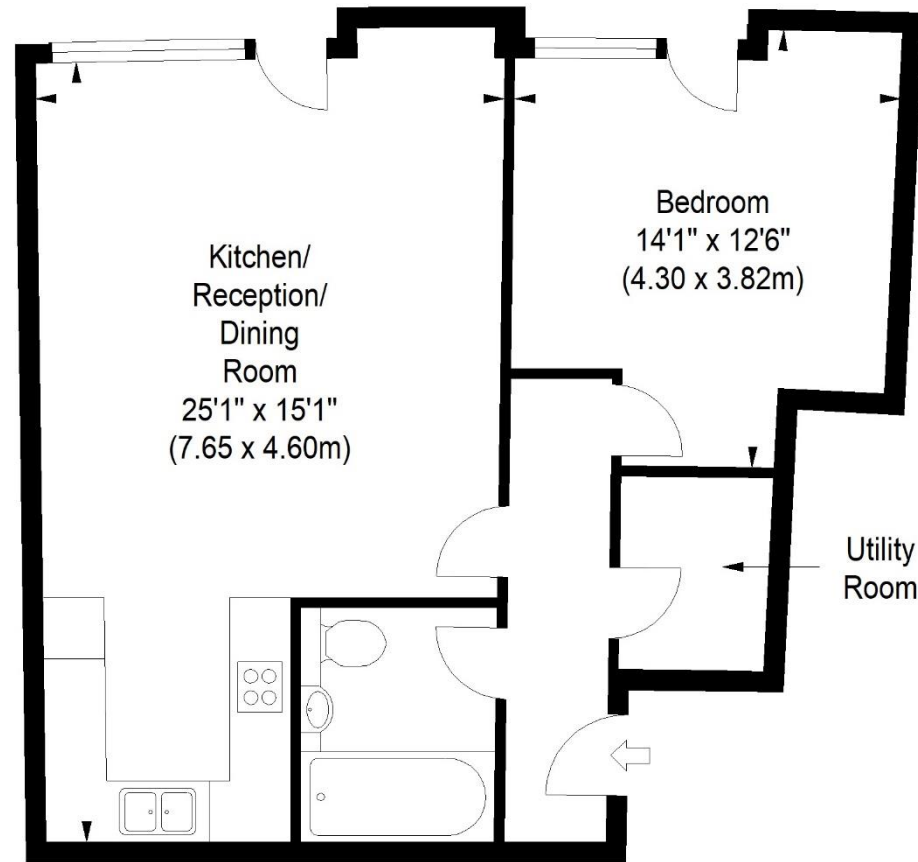
PLEASE  
KEEP OFF  
THE GRASS



# Whitestone Way

Approximate Gross Internal Area

615 sq ft / 57.10 sq m



Upper Ground Floor

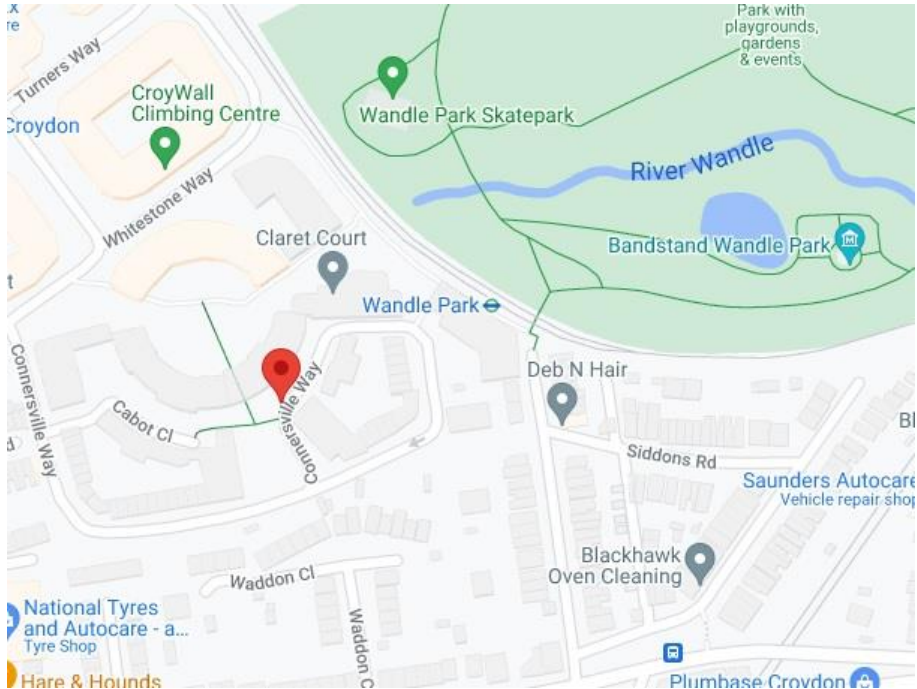
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ UPPER GROUND FLOOR APARTMENT
- ❖ ALLOCATED PARKING SPACE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXCEPTIONALLY SPACIOUS - 615 SQFT OF FLOORSPACE
- ❖ CONCIERGE SERVICE
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 25' X 15' KITCHEN/RECEPTION ROOM
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER C



**\*\* Larger than Average \*\* Allocated Parking Bay \*\*** A well-presented one double bedroom upper ground 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 615 SQFT of floor space, it 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 double bedroom, a stylish three-piece bathroom suite with shower over bath, a sizeable utility cupboard, and a 25' x 15' kitchen/reception room with a contemporary fitted kitchen (Including Integrated appliances).

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		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		