

FOLKLANDS



OUTRAM ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,700











Outram Road, Croydon

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

Shed = 3.2 sq m / 34 sq ft

Total = 72.5 sq m / 780 sq ft

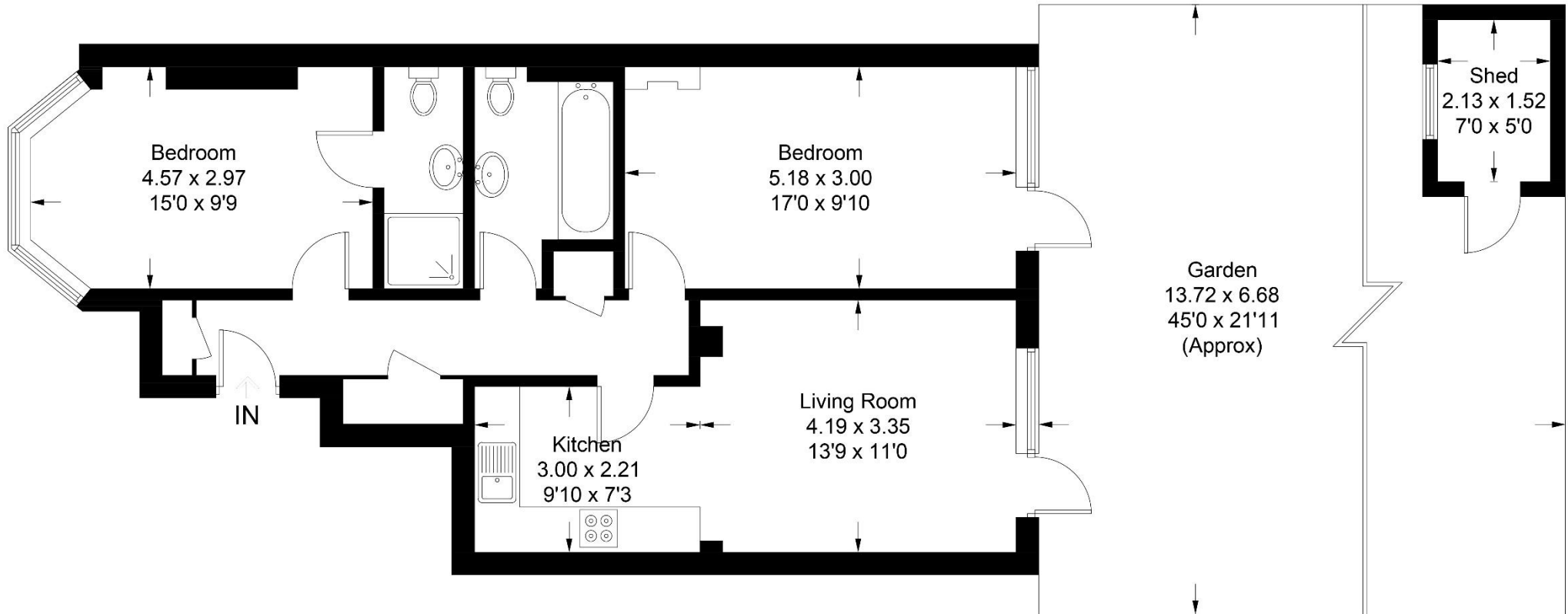
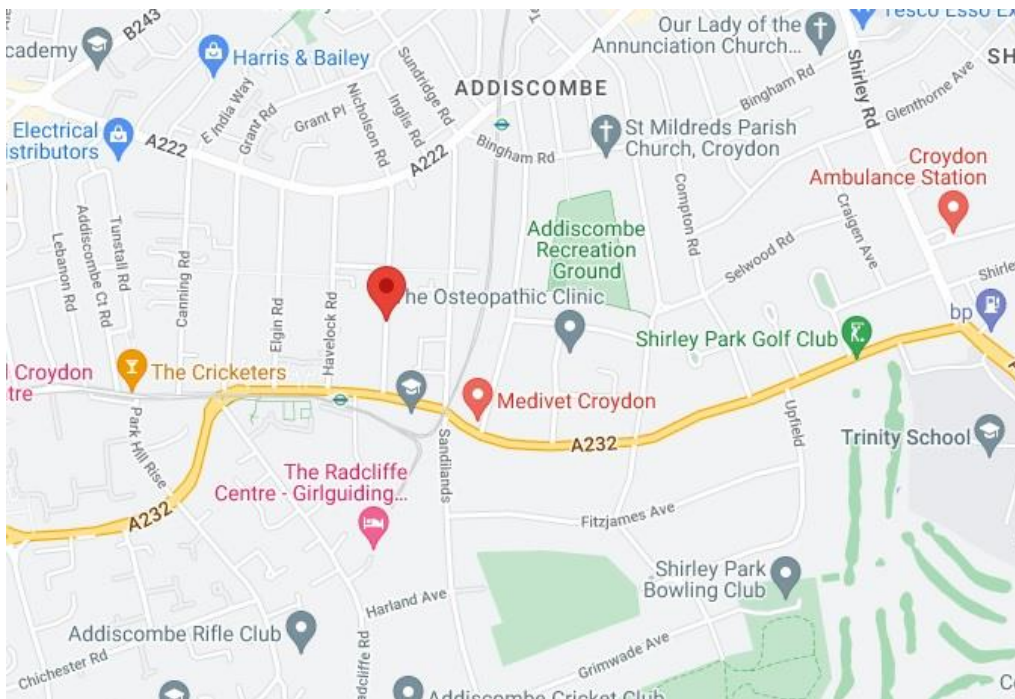


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082392)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 1ST JUNE 2024
- ❖ UNFURNISHED
- ❖ TWO DOUBLE BEDROOM
- ❖ TWO BATHROOMS
- ❖ PRIVATE REAR GARDEN
- ❖ 0.1 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE KITCHEN/LIVING ROOM
- ❖ EPC EER C



**** Available 1st June 2024 ** Unfurnished ** Private Rear Garden **** A spacious two double bedroom ground floor garden flat situated within this popular residential road, conveniently located only 0.1 miles from Sandilands Tram stop and 0.7 miles from East Croydon train station.

This well-presented apartment is fully double glazed and there is gas central heating.

The accommodation comprises two double bedrooms (One with garden access), an en-suite shower room, a three-piece bathroom suite with shower over-bath, a stylish open plan kitchen with integrated appliances and a large lounge/dining room with direct access onto the private rear garden. The rear garden is made up of a large decked area and steps up to a level lawned space.

Furthermore, this property sits within a short distance to the wide range of shops, cafes & restaurants on Addiscombe high street, it is nearby several local bus routes, and is moments away from the open green spaces of Lloyd Park. We feel that this property would make an ideal home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		