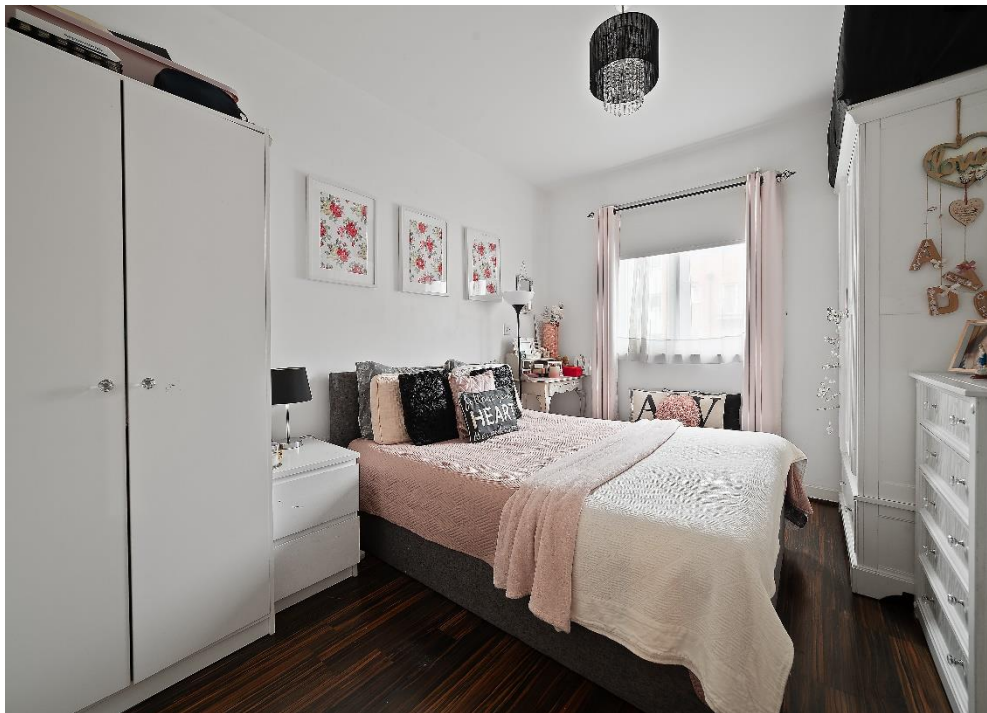


FOLKLANDS

WHITESTONE WAY, CROYDON
GUIDE PRICE £248,000

BALL GAMES
ARE NOT
PERMITTED
IN THE PODIUM









Peebles Court

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft

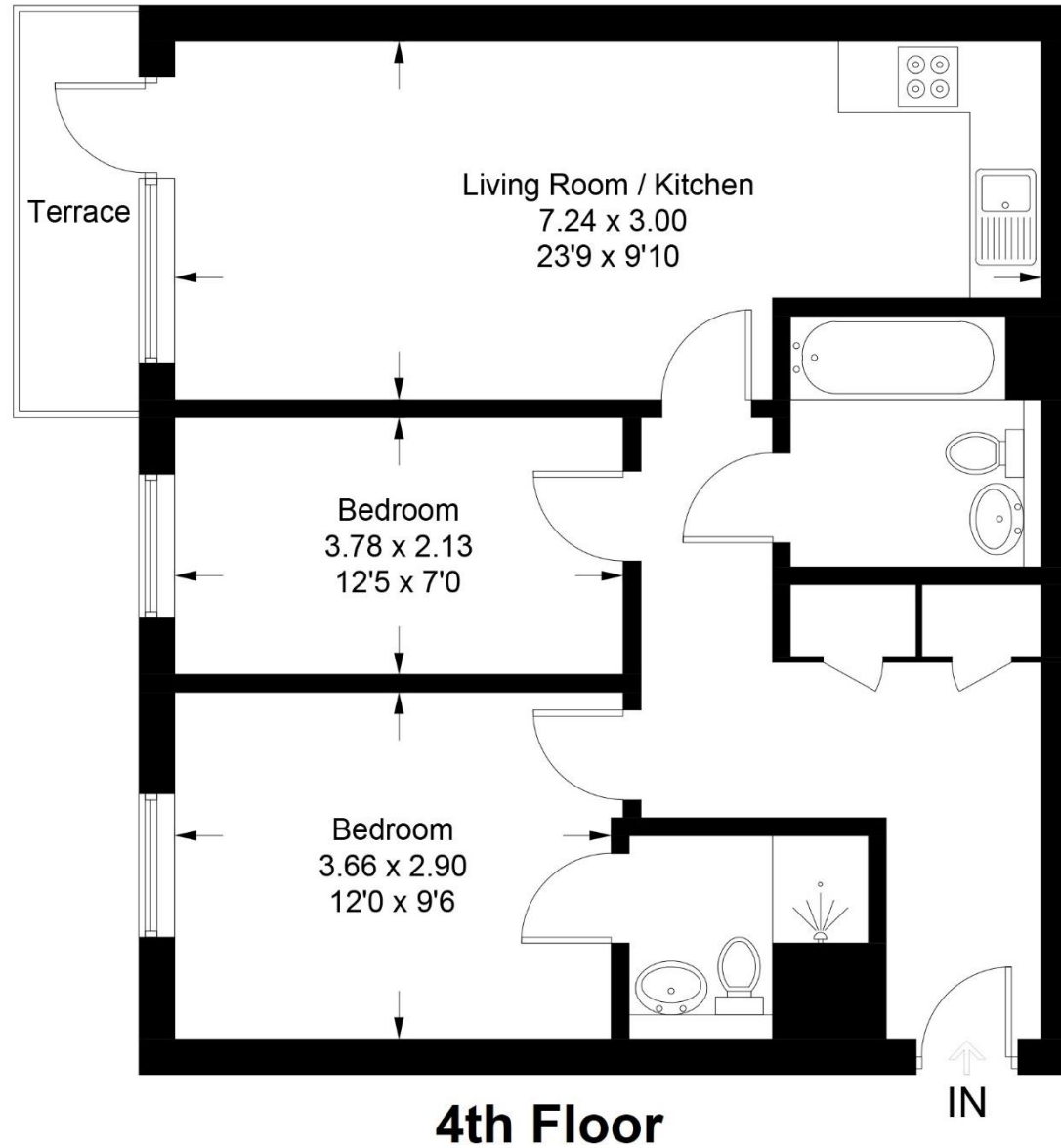
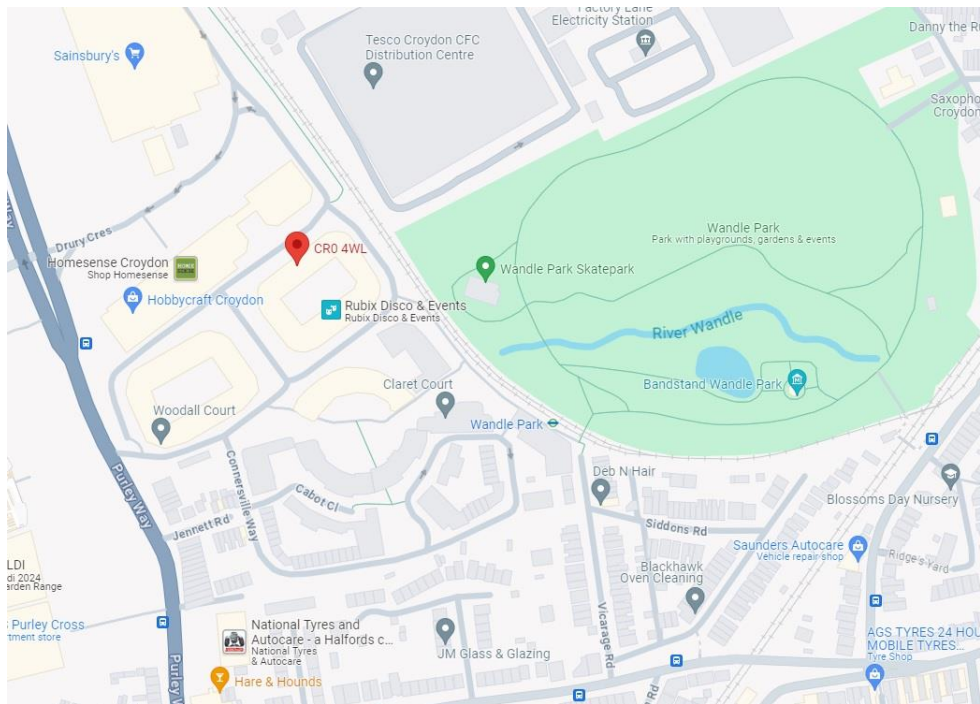


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087961)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ 4TH FLOOR APARTMENT
- ❖ SOUTHERLY FACING ASPECT
- ❖ GATED PARKING SPACE
- ❖ PRIVATE BALCONY
- ❖ CONCIERGE SERVICE
- ❖ 0.1 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ 23' KITCHEN/RECEPTION ROOM
- ❖ EPC EER B



**** Gated Parking Space ** Chain Free ** Southerly Aspect **** A superbly presented two double bedroom 4th floor purpose-built apartment, situated within this popular development built in 2010, conveniently located only moments away from Wandle Park tram stop, which offers a frequent service to both Wimbledon (22 mins) and East Croydon train stations (11 mins). East Croydon train station provides fast connections to London Bridge, London Victoria and St Pancras Int, whereas Wimbledon train station provides a fast connection to London Waterloo, making a daily commute into London highly convenient.

Offered to the market with no onward chain, this bright & spacious apartment benefits from a concierge service, lift access, a large residents courtyard garden, an allocated gated parking bay, a long lease, and elevated southerly views over the development. Additionally, this property enjoys an economical communal heating system which helps to keep the energy bills down; not to mention how well insulated the property is.

The accommodation comprises two double bedrooms, an en-suite shower room, ample hallway storage cupboards, a stylish three-piece bathroom suite, and a spacious open plan living room/ kitchen with integrated appliances & a private balcony over-looking the resident's courtyard garden.

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		