

A modern office building with a glass canopy over the entrance. The building has multiple floors with large windows. The canopy is made of glass and metal. The entrance is a glass door. The ground is paved with bricks. There are some plants in the foreground.

FOLKLANDS

LANSDOWNE ROAD, CENTRAL CROYDON
MONTHLY RENTAL OF £1,600

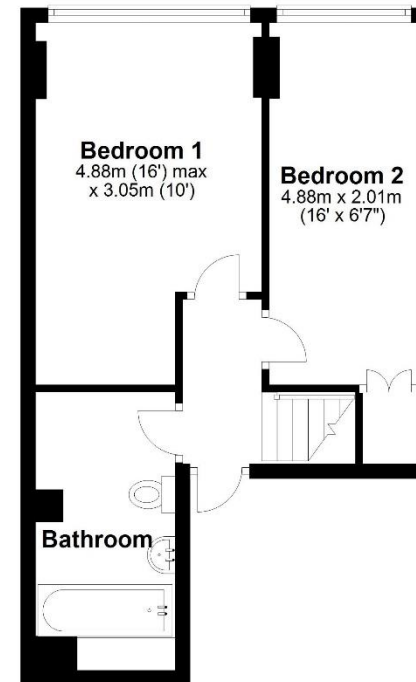






Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Lower Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)

Total area: approx. 66.2 sq. metres (712.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 21ST OF JUNE 2024
- ❖ UNFURNISHED
- ❖ TWO BEDROOMS
- ❖ SPLIT LEVEL APARTMENT
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ BATHROOM & SEPARATE WC
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE KITCHEN/LIVING ROOM
- ❖ MOMENTS FROM CROYDON TOWN CENTRE
- ❖ EPC EER C

**** Available 21st of June 2024 ** Unfurnished **** A superbly presented two-bedroom split level apartment, situated centrally within Croydon town centre, conveniently located only 0.2 miles from East Croydon train station and moments from an abundance of local amenities.

This spacious apartment is arranged over the ground & lower ground floors, it boasts a high specification throughout, it has central heating & is fully double glazed.

The accommodation comprises two bedrooms, a stylish three-piece bathroom suite with shower over-bath, a separate WC, and a large kitchen/living room with contemporary units, fitted appliances and a stone worksurface.

Furthermore, this property sits moments away from the highly acclaimed Box Park complex, it is nearby the open green spaces of Park Hill Park and is a short walk to the plethora of shops, bars and restaurants in Croydon town centre.



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