

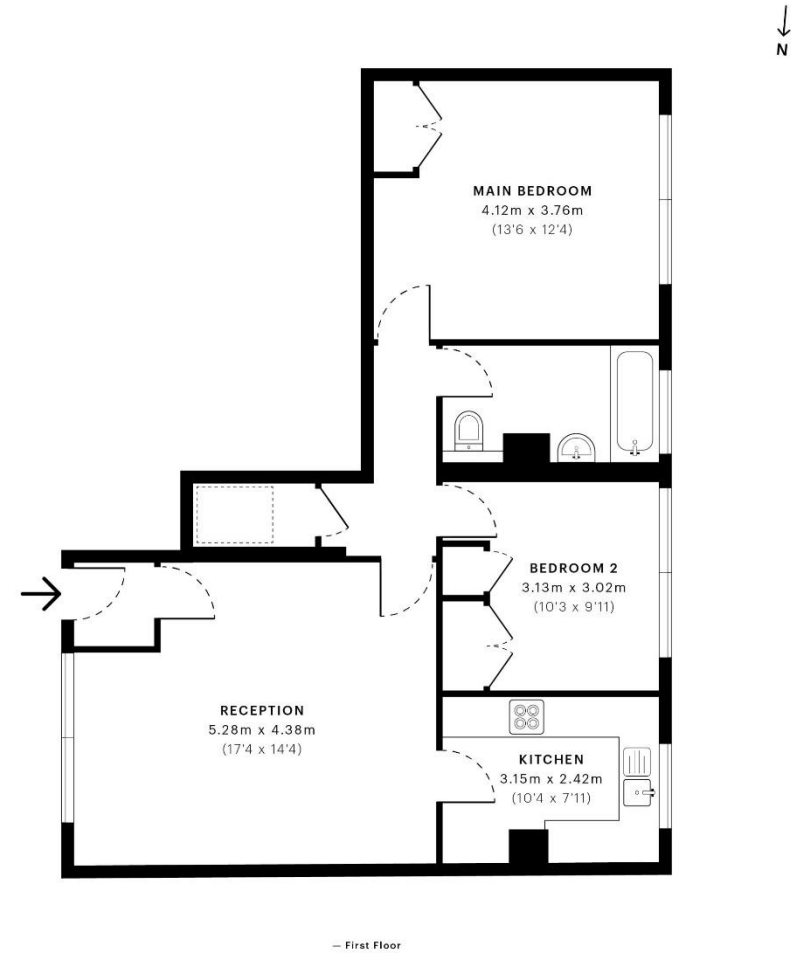
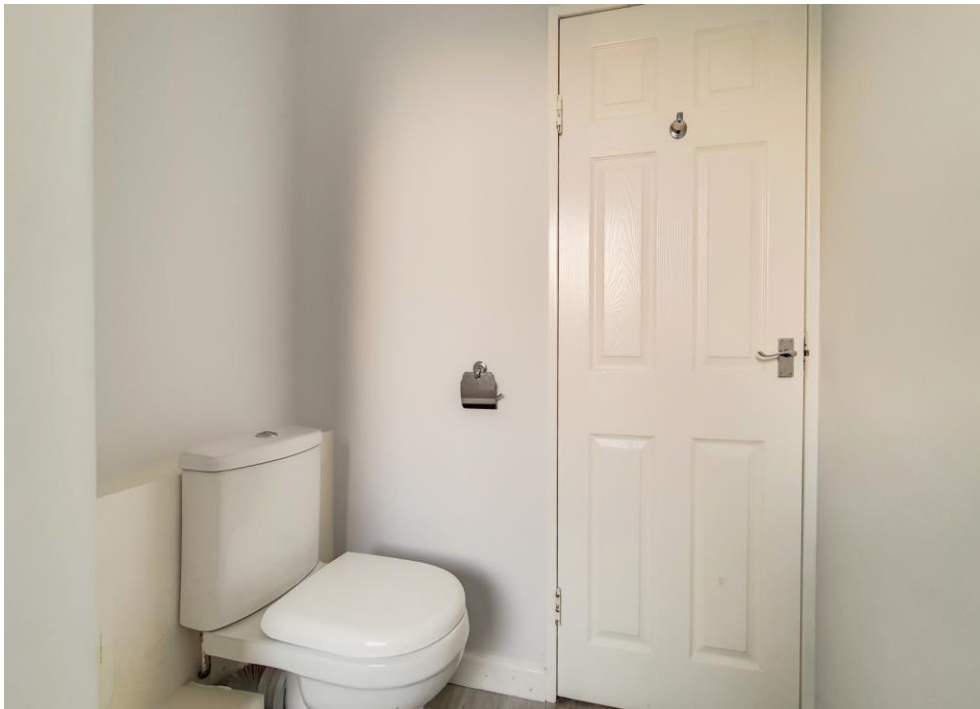
FOLKLANDS



SELSDON ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,550







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
69.16 sqm / 744.43 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
64.77 sqm / 697.18 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5 m  
1.04 sqm / 11.19 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.51 sqm / 758.96 sqft  
IPMS 3C RESIDENTIAL 66.67 sqm / 717.63 sqft

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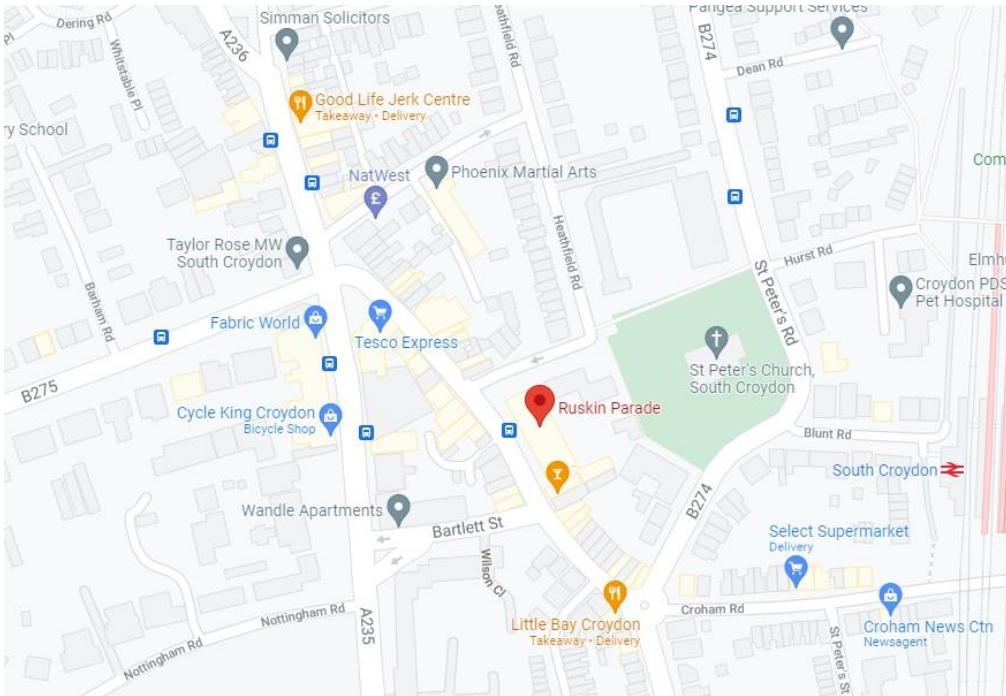
- ❖ AVAILABLE 1ST OF AUGUST 2024
- ❖ TWO DOUBLE BEDROOMS - UNFURNISHED
- ❖ FIRST FLOOR FLAT
- ❖ ALLOCATED PARKING SPACE AVAILABLE
- ❖ LARGE LIVING ROOM - SEPARATE KITCHEN
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ AMPLE FITTED STORAGE
- ❖ NEW CARPETS BEING FITTED
- ❖ EPC EER D

**\*\* Available 1<sup>st</sup> of August 2024 \*\* Unfurnished \*\* Allocated Parking Space Available \*\* A two double bedroom first floor apartment situated within this ultra-convenient location, which is favourably positioned only 0.1 miles from South Croydon train station and moments from several local bus routes.**

This spacious property is fully double glazed, has gas central heating and benefits from ample fitted storage.

The accommodation comprises two double bedrooms, a large hallway cupboard, a modern three-piece bathroom suite, a 17' x 14' lounge/dining room, and a separate fitted kitchen.

Furthermore, this property conveniently sits amongst the wide range of shops, cafes and stores on Selsdon road, and is walking distance from the wonderful open spaces of Park Hill Park. We feel that this property would make the ideal home for a professional couple or two professionals sharing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		