

# FOLKLANDS



ADDISCOMBE ROAD, CROYDON  
MONTHLY RENTAL OF £1,500

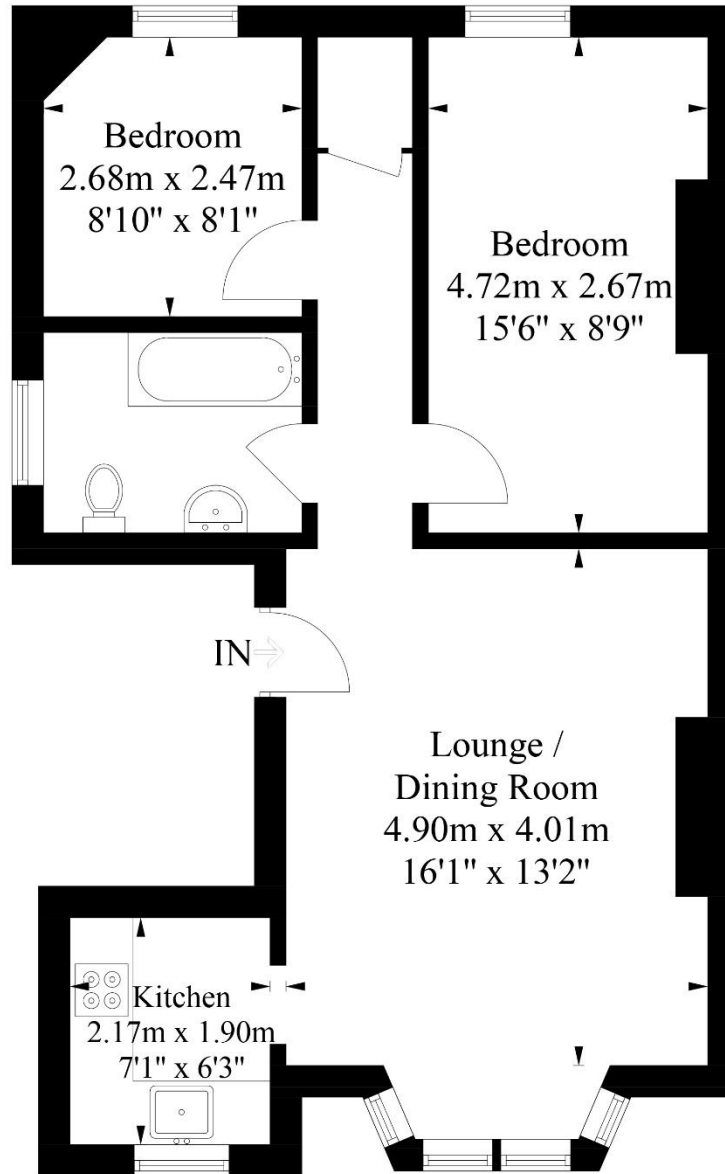






# Addiscombe Road, Croydon

Approximate Gross Internal Area = 55.5 sq m / 597 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID607755)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ PART-FURNISHED
- ❖ TWO BEDROOMS (1 DOUBLE & 1 SINGLE)
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ MOMENTS FROM SANDILANDS TRAM STOP
- ❖ LARGE LOUNGE/ DINING ROOM
- ❖ WALKING DISTANCE TO LLOYD PARK
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL DECORATED THROUGHOUT
- ❖ EPC EER D

**\*\* Available Immediately \*\* Part-Furnished \*\*** A spacious two-bedroom first floor conversion flat conveniently located moments from Sandilands Tram stop and only 0.8 miles from East Croydon train station.

This bright & airy apartment is offered as part-furnished, is well decorated, boasts a stylish fitted kitchen, there is gas central heating via a modern combi-boiler, and the property enjoys high ceilings throughout.

The accommodation comprises a 15'5 master bedroom, a single second bedroom, a modern three-piece bathroom suite with shower over bath & fitted washing machine, a large hallway storage cupboard, a bay fronted lounge/ dining room and a contemporary fitted kitchen with appliances included.

Furthermore, this property is within close proximity to a plethora of shops, cafes & supermarkets on Addiscombe high street and moments away from the open green spaces of Lloyd Park.

