

FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

MONTHLY RENTAL OF £1,200









Heathfield Road, South Croydon

Approximate Gross Internal Area

679 sq ft / 63.12 sq m

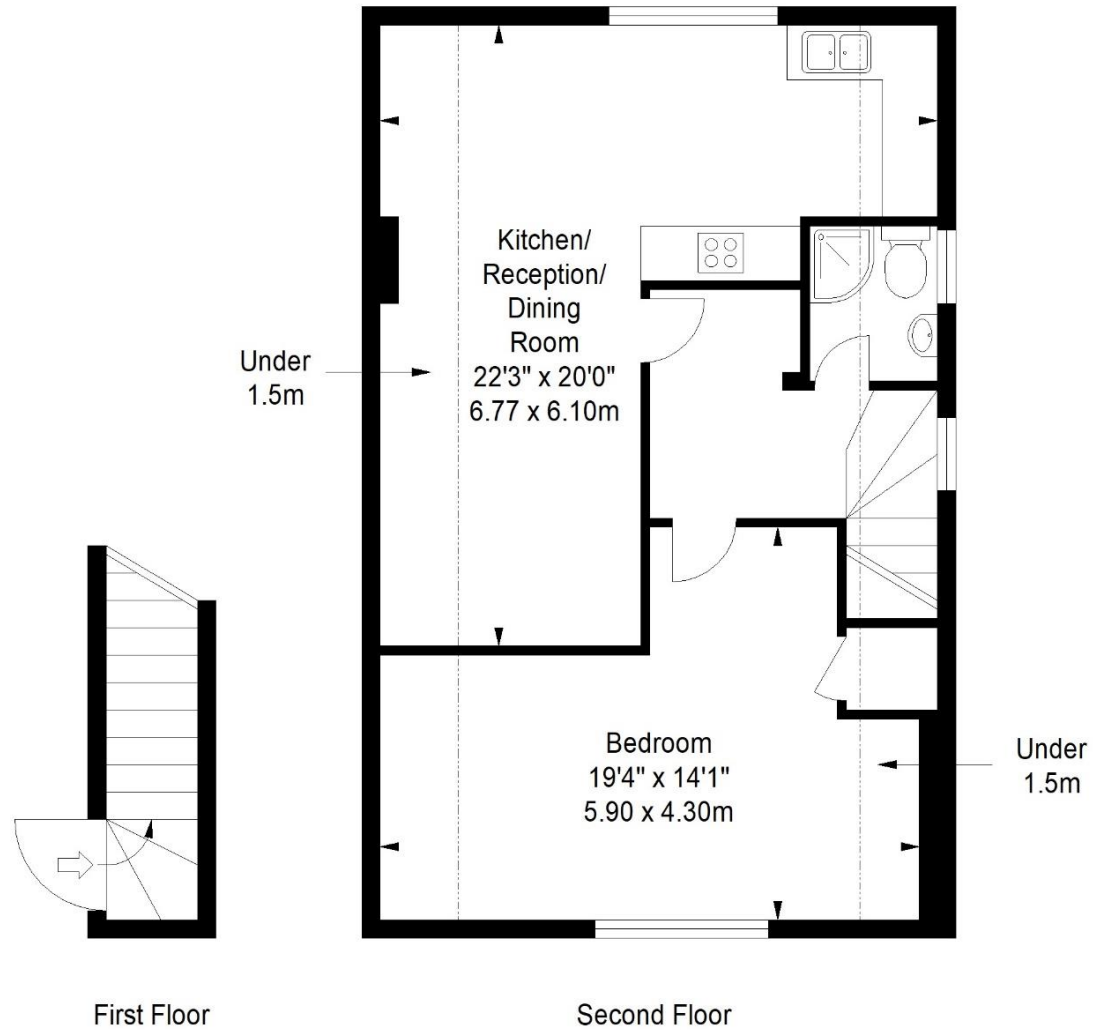


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM - 2ND FLOOR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ ALLOCATED PARKING SPACE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZING
- ❖ EPC EER D



Available Immediately ** Unfurnished ** A well-presented second floor one double bedroom flat situated within this popular residential road, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from East Croydon train station and nearby several local bus routes.

This bright & spacious apartment features gas central heating, it is fully double glazed, and it boasts an allocated parking bay. Externally, residents have access to the communal rear garden.

The accommodation comprises a double bedroom with built in storage cupboard, a stylish three-piece shower room suite, and an open plan living room with a contemporary fitted kitchen (Appliances included).

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill Park which is arguably one of Croydon's most popular green spaces. In our opinion, this property would make an ideal home for a professional single or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		