

# FOLKLANDS



CAMPDEN ROAD, SOUTH CROYDON  
GUIDE PRICE £340,000













Hotpoint

blender toaster

switches

bottles

faucet

cutting board pitcher

switches

cooktop oven

fruit bowl











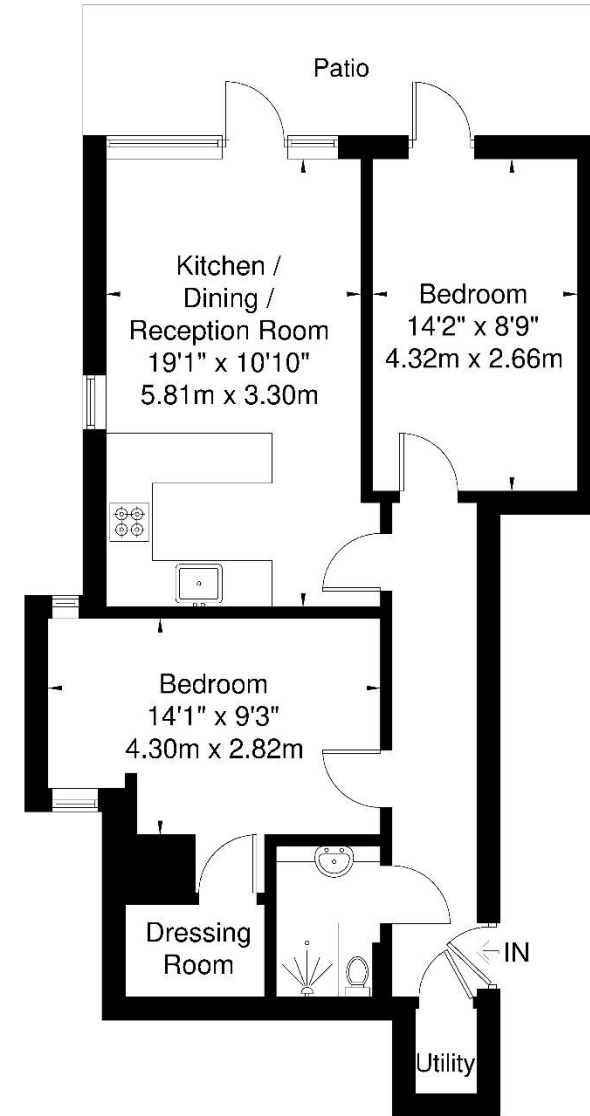




## Campden Road, CR2

Approximate Gross Internal Area

59.6 sq m / 641 sq ft



### Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ TWO DOUBLE BEDROOM - GROUND FLOOR APARTMENT
- ❖ STUNNING FINISH THROUGHOUT
- ❖ PRIVATE PATIO & COMMUNAL LAWN
- ❖ SHARED OFF-ROAD PARKING WITH 6 SPACES AVAILABLE
- ❖ LONG LEASE WITH CIRCA 110 YEARS IN BALANCE
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ HIGHLY DESIRABLE AREA
- ❖ MOMENTS FROM LLOYD PARK

A stunning two double bedroom ground floor apartment situated within this quaint off-road setting, conveniently located only 0.1 miles from Lloyd Park tram stop, and 0.4 miles from South Croydon train station.

This bright & spacious apartment enjoys excellent decor throughout, it holds a long lease with circa 110 years in balance, and there are 6 parking spaces to be shared amongst the 12 apartments, along with ample cycle housing too. Additionally, this property boasts a private patio with direct access onto the communal lawns, there is gas central heating via a combi-boiler, and the added bonus of a utility cupboard.

The accommodation comprises a main bedroom with walk-in wardrobe cupboard, a second double bedroom with garden access, a stylish shower room with large walk-in cubicle, a hallway utility cupboard, and a beautifully appointed dual-aspect kitchen/ living room with contemporary fitted kitchen, dining space & patio doors leading onto the private patio/ gardens.

Furthermore, this property sits moments away from the open expanses of Lloyd Park (With its fantastic Lounge Cafe) and is a short walk from Park Hill Park, two of Croydon's best green spaces. In our opinion, this property would make an ideal first time buy, or long-term investment.



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