

FOLKLANDS



CHERRY ORCHARD ROAD, EAST CROYDON

MONTHLY RENTAL OF £1,795

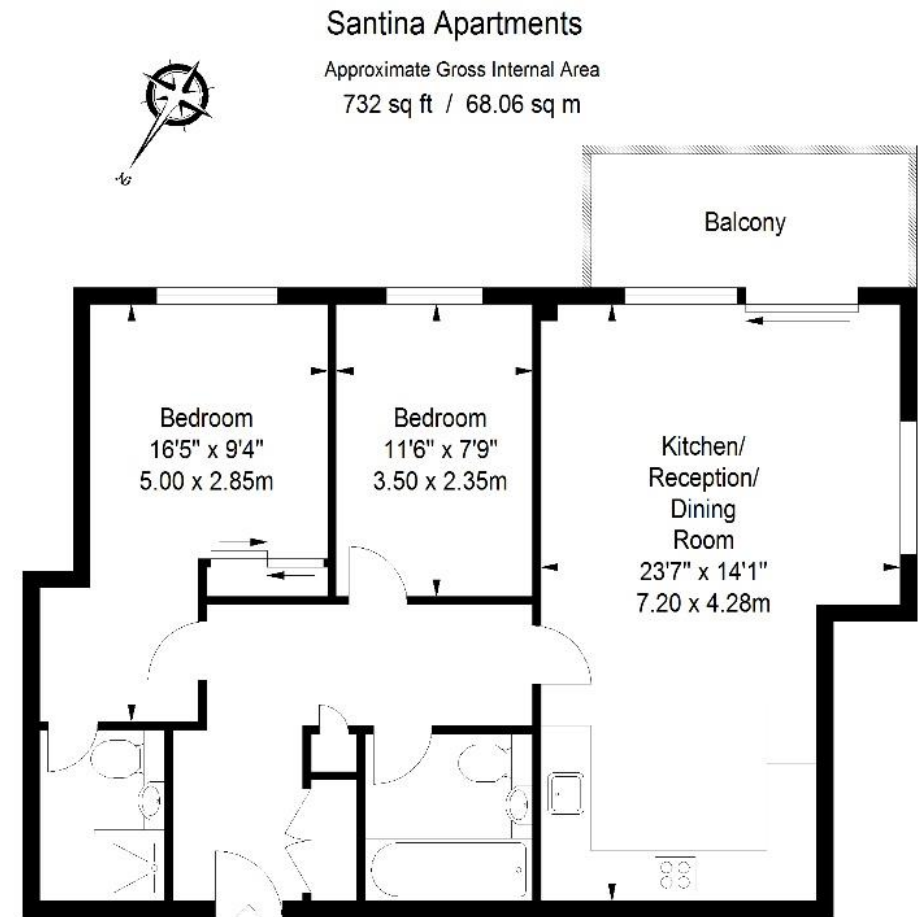












First Floor

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
- ❖ TWO DOUBLE BEDROOMS
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ SOUTHERLY FACING BALCONY
- ❖ TWO BATHROOMS
- ❖ 23'7 KITCHEN/RECEPTION ROOM
- ❖ FIRST FLOOR WITH LIFT ACCESS
- ❖ EPC EER B



**** Available Immediately ** Unfurnished **** A superbly presented two double bedroom first floor apartment situated in one of Croydon's most prestigious developments and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (14 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, cycle housing, ample storage, and boasts a highly economical heating/cooling system.

The accommodation comprises a master bedroom with a large fitted-wardrobe & en-suite shower room, a second double bedroom, a stylish three-piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 23'7 x 14'1 dual-aspect open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces and fitted appliances. Externally, the property enjoys a spacious Southerly facing balcony and access to the well-tended communal gardens.

Furthermore, this property sits within easy reach of the popular Boxbark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		