

FOLKLANDS



SOUTH END, CENTRAL CROYDON
MONTHLY RENTAL OF £1,350

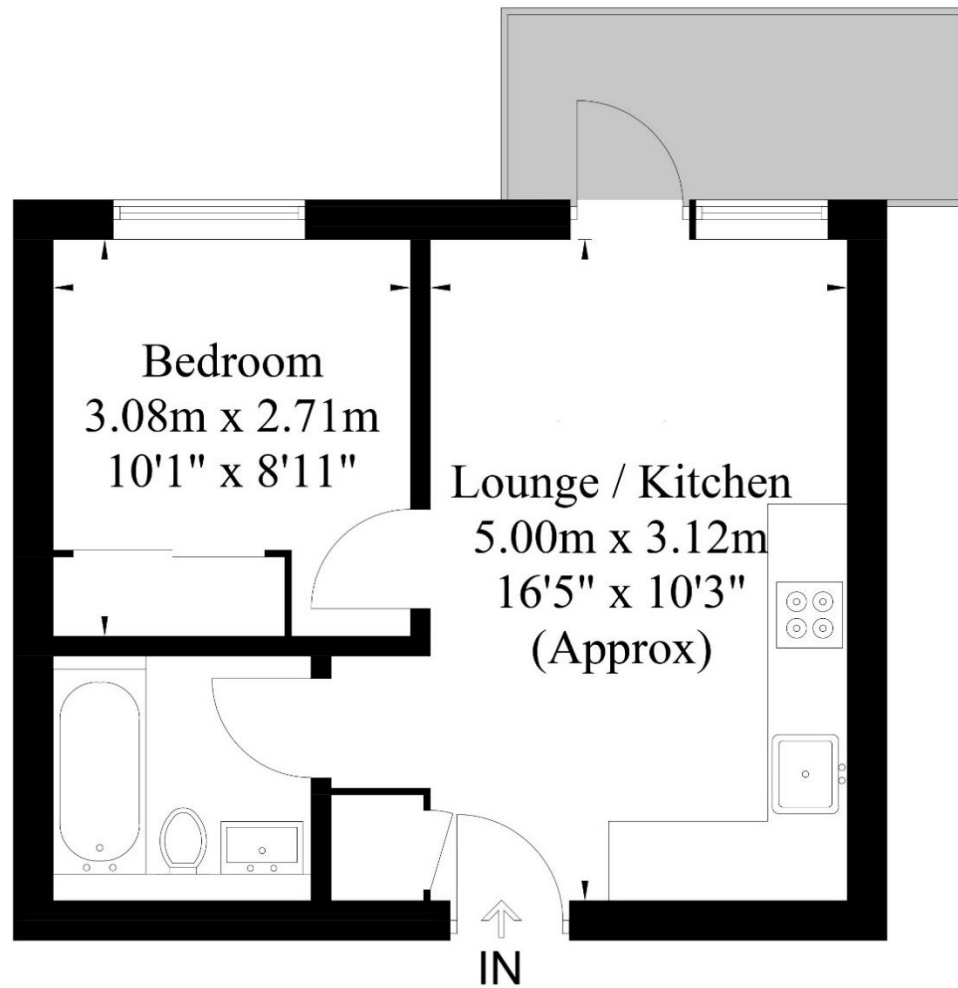






Central Cross, South End, Croydon

Approximate Gross Internal Area = 30.3 sq m / 326 sq ft



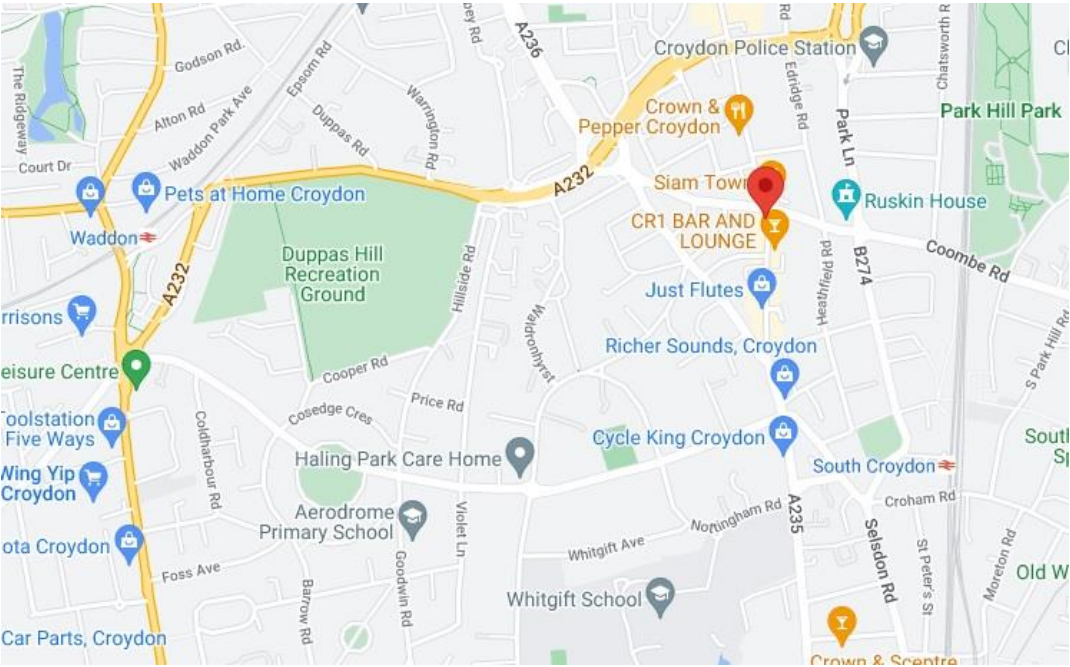
First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID538767)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 7TH OF JUNE 2025 - UNFURNISHED
- ❖ GATED OFF ROAD PARKING
- ❖ NEWLY BUILT IN 2017
- ❖ PRIVATE BALCONY
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ LIFT ACCESS
- ❖ NEST CONTROLLED HEATING/HIGHLY EFFICIENT SYSTEM
- ❖ EPC EER B



**** Available 7th of June 2025 ** Gated Parking Space **** A superbly presented one double bedroom first floor purpose-built apartment situated within this recently developed apartment complex, conveniently located only 0.4 miles from both South Croydon train station and the local tram stop.

Offered as unfurnished, this bright & airy property enjoys a high specification throughout, with hard wood flooring, Nest controlled heating, Bosch kitchen appliances, a private balcony, excellent double glazing, and an allocated parking bay.

The accommodation comprises an open plan lounge/ dining room, a stylish fitted kitchen with integrated appliances & granite work surfaces, a double bedroom with a full range of fitted wardrobes, and a contemporary three-piece bathroom suite.

Furthermore, the property sits within a short distance to a wide range of local shops, bars & restaurants, and within walking distance of Croydon town centre & East Croydon train station.

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		