

FOLKLANDS



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P  
Permit holders only  
Pay by machine  
or mobile app  
Display ticket  
Pay by phone  
020 8855 1300  
operating location  
0900-1800  
Max stay 3 hours

Let by  
7200 8555 1300

NO  
PRIVATE PROPERTY  
CCTV IN OPERATION

CLYDE ROAD, ADDISCOMBE  
MONTHLY RENTAL OF £1,750

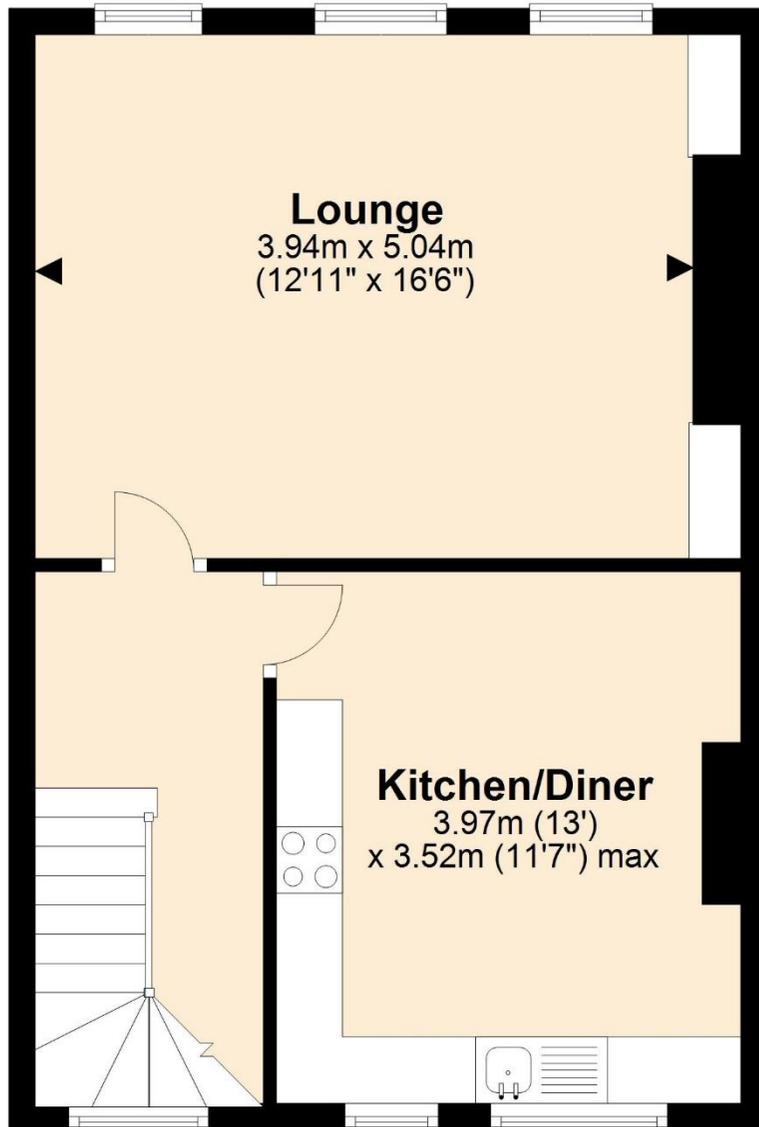






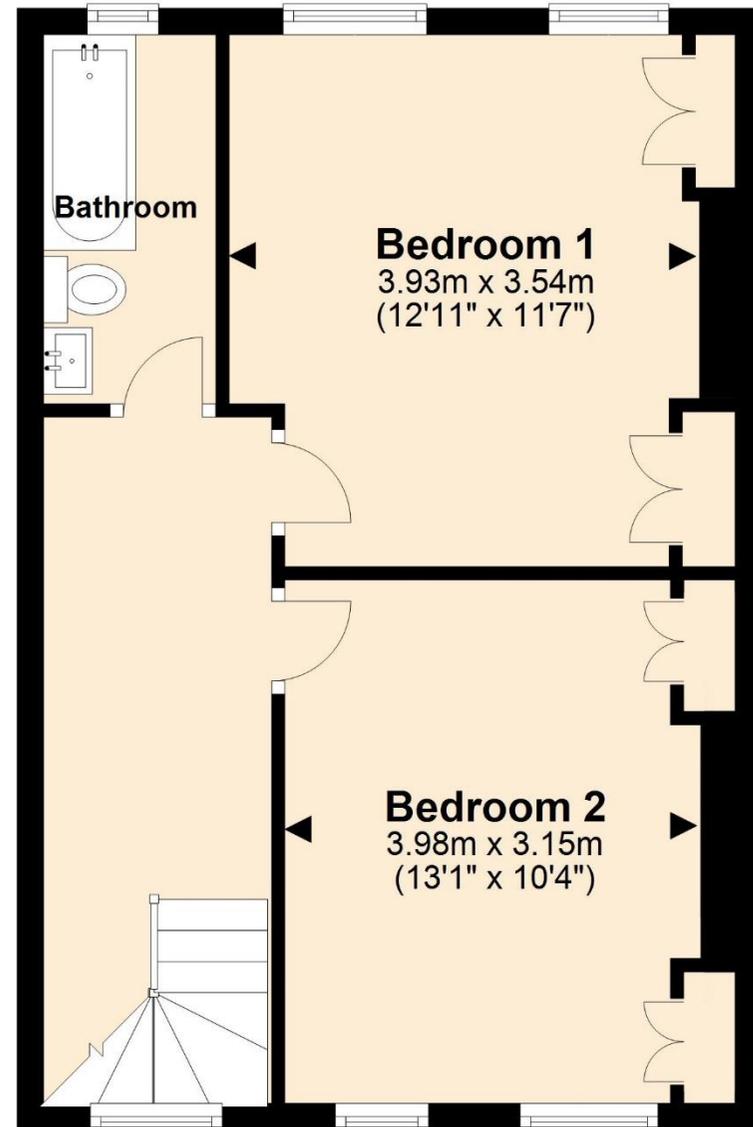
## First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



## Second Floor

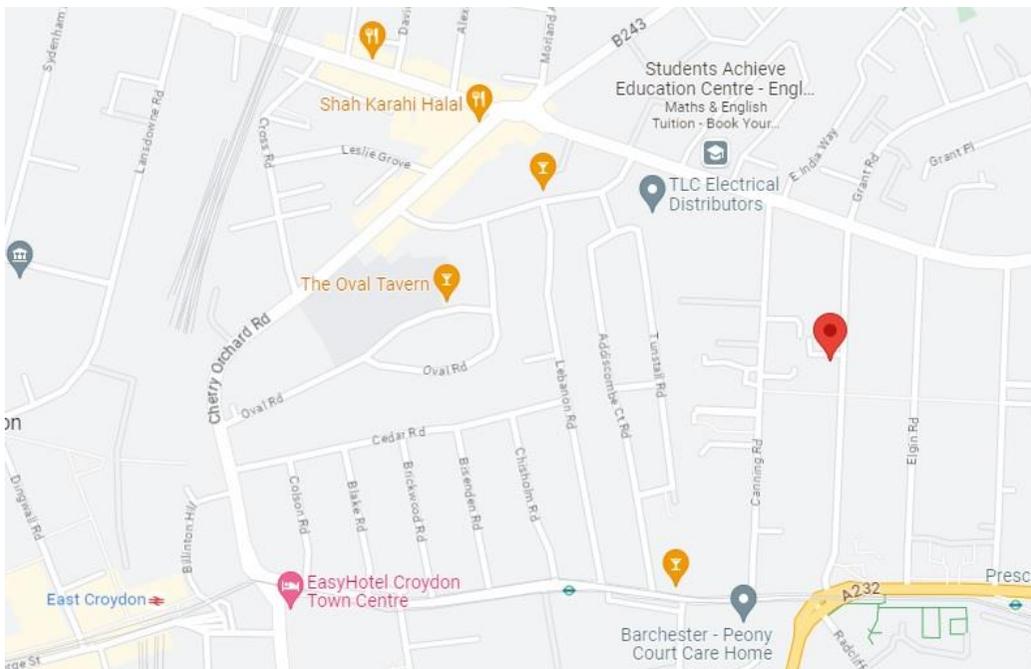
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

- ❖ AVAILABLE 31<sup>ST</sup> OF JULY 2025
- ❖ UNFURNISHED
- ❖ TWO LARGE DOUBLE BEDROOMS
- ❖ ARRANGED OVER FIRST & SECOND FLOORS
- ❖ PARTICULARLY SPACIOUS ROOMS
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



**\*\* Available 31<sup>st</sup> of July 2025 \*\* Unfurnished \*\*** An exceptionally spacious two double bedroom split-level conversion flat, situated within this popular residential road, conveniently located 0.6 miles from East Croydon train station & nearby to the local Tram stop.

This spacious property is arranged over the first & second floors; it benefits from gas central heating and is fully double glazed. The whole property also has high ceilings & large windows, making it a lovely and bright home.

The accommodation comprises two large double bedrooms each with built-in wardrobe cupboards, a stylish bathroom suite with shower over-bath, a 13' x 11' kitchen/ dining room, light & airy hallway spaces, and an exceptionally spacious living room with built in cabinets & three large windows.

Furthermore, this property sits moments from an array of local conveniences, it is less than 100m to the nearest bus stop, and is a short distance to the shops, cafes, and boutiques on Addiscombe high street. For green spaces, residents are spoilt for choice, with Lloyd Park, Park Hill Park, and Ashburton Park all within walking distance.

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