

FOLKLANDS



HEATHFIELD ROAD, CROYDON
MONTHLY RENTAL OF £1,050



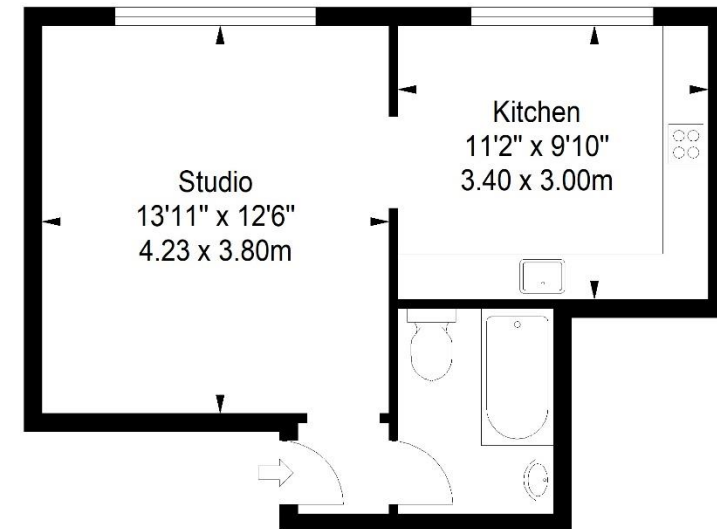




Heathfield Road

Approximate Gross Internal Area

344 sq ft / 31.98 sq m



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
- ❖ PART-FURNISHED
- ❖ STUDIO FLAT - 1ST FLOOR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FOLD-OUT STUDIO BED & LARGE WARDROBES
- ❖ BRIGHT & AIRY ACCOMODATION
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ GAS CENTRAL HEATING
- ❖ EPC EER D



Available Immediately ** Part-Furnished ** A well-presented first floor studio 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 with a modern combi-boiler, there is a fold-down studio bed and an excellent array of fitted wardrobes.

The accommodation comprises a large fitted kitchen with space for a dining table, a modern three-piece bathroom suite with shower over-bath, and a spacious studio room with excellent storage.

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 single professional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		