

FOLKLANDS



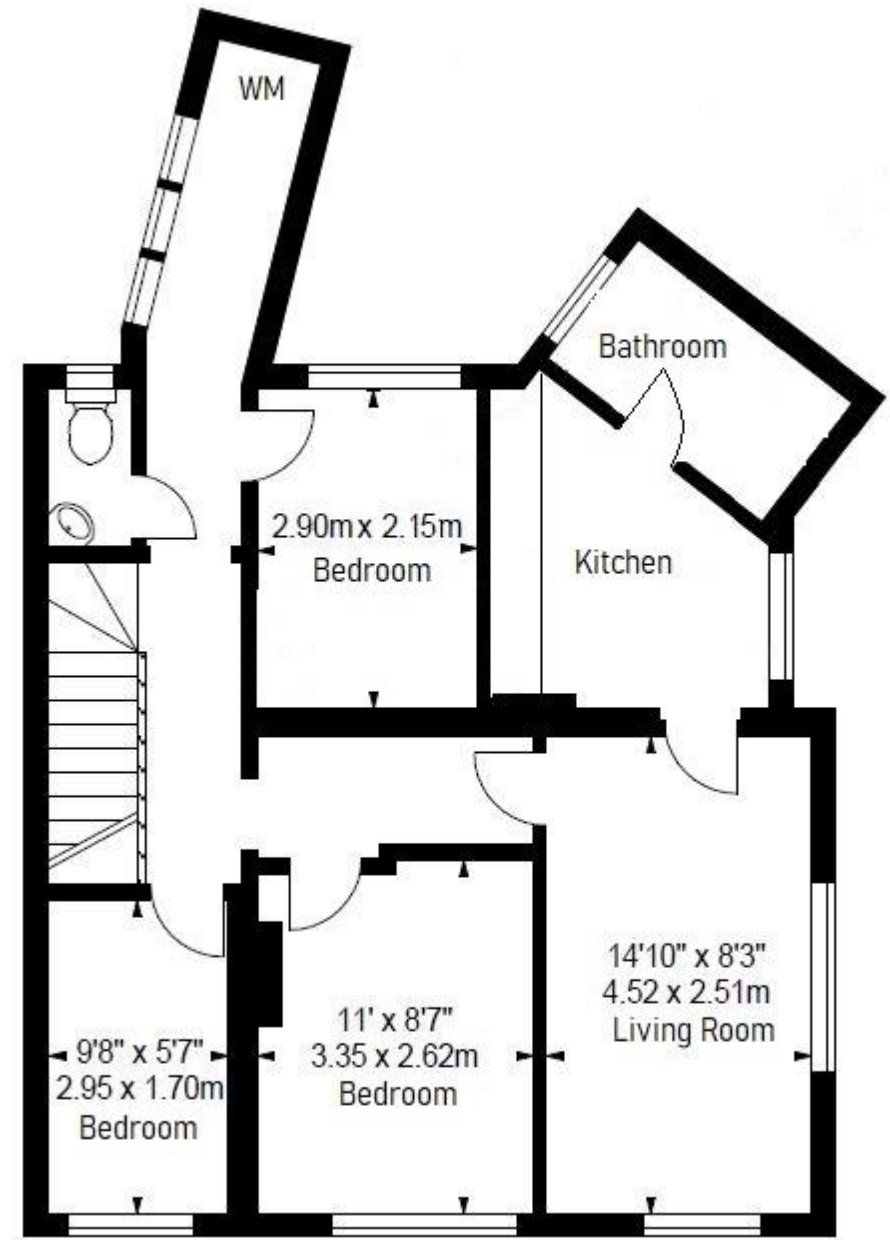
EWELL ROAD, CHEAM VILLAGE
MONTHLY RENTAL OF £1,750











FIRST FLOOR

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 0.2 MILES FROM CHEAM TRAIN STATION
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ TWO WC'S
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER D



**** Available Immediately ** Unfurnished **** A stylish three-bedroom first floor flat situated in the heart of Cheam Village, conveniently located only 0.2 miles from Cheam train station and moments from several local bus routes.

This bright & spacious apartment enjoys good decor throughout, has two WC's, a private entrance and a separate utility space. Additionally, the property is fully double glazed and has gas central heating via a modern combi-boiler.

The accommodation comprises three bedrooms, a stylish three-piece bathroom suite with shower over-bath, a contemporary fitted kitchen, a spacious lounge/ dining room, a separate WC and a utility space.

Furthermore, this property sits moments away from an abundance of shops, restaurants & coffee shops and approximately 100m's away from the open green spaces of Cheam/ Nonsuch Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		