

FOLKLANDS



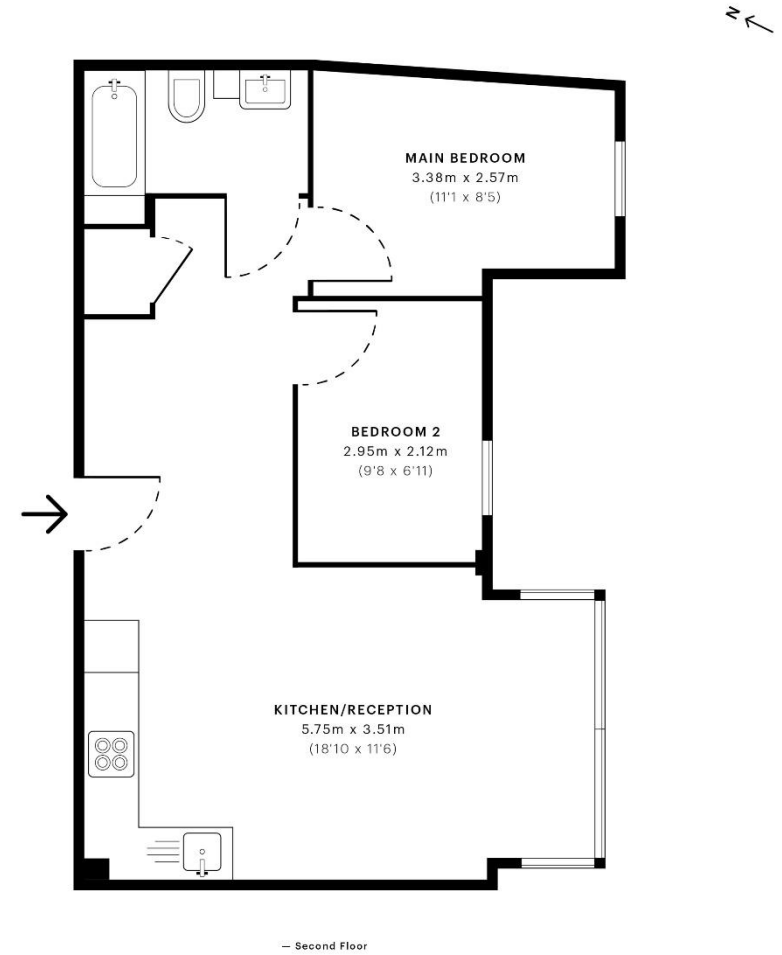
SCARBROOK ROAD, CROYDON

MONTHLY RENTAL OF £1,550









GROSS INTERNAL AREA (GIA)
The footprint of the property
47.82 sqm / 514.73 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, covered roof height
46.70 sqm / 503.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, caravans etc.
0.00 sqm / 0.00 sqft

REPRESENTED HEAD HEIGHT
Ceiling over area under 5.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

TYPE 08 RESIDENTIAL 46.30 sqm / 498.04 sqft
TYPE 02 RESIDENTIAL 41.25 sqm / 442.00 sqft

SPEC ID: 5635fddf65d6600dcfcf078d

- ❖ AVAILABLE 21ST OF OCTOBER 2025
- ❖ FULLY FURNISHED
- ❖ TWO BEDROOM
- ❖ SECOND FLOOR WITH LIFT ACCESS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ SPACIOUS LIVING AREA
- ❖ EPC EER D



**** Available 21st of October 2025 ** Fully Furnished **** A superbly presented two-bedroom second floor flat situated within this modern apartment block, conveniently located only 0.2 miles from the local tram stop and 0.5 miles from East Croydon train station.

This bright and spacious property enjoys an excellent specification throughout, has integrated appliances, hard-wood flooring in the living room & bedrooms, and benefits from lift access.

The accommodation comprises two bedrooms, a large open-plan kitchen/reception room with contemporary units & granite work surfaces, and a stylish bathroom suite with shower over bath.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops, bars & restaurants, the local Vue cinema and a number of local Gyms. In our opinion this property would make an excellent home for a professional couple.

