

FOLKLANDS

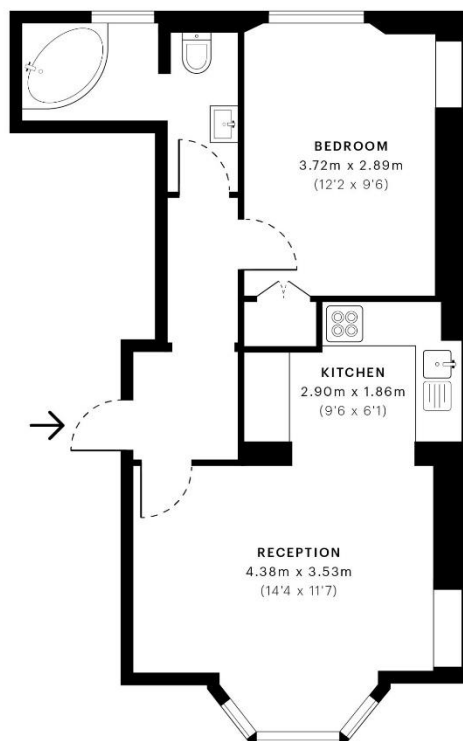


LANSDOWNE ROAD, EAST CROYDON

MONTHLY RENTAL OF £1,300







— Raised Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
39.48 sqm / 424.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
35.53 sqm / 382.44 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 38.37 sqm / 413.01 sqft
IPMS 3C RESIDENTIAL 36.02 sqm / 387.72 sqft

SPEC ID: 62a355a71b80bd0dd5c06a23

- ❖ AVAILABLE 1ST OF NOVEMBER 2025
- ❖ UNFURNISHED - WHITE GOODS INCLUDED
- ❖ ONE DOUBLE BEDROOM
- ❖ RAISED GROUND FLOOR
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ RECENTLY REFURBISHED
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ COUNCIL TAX BAND B
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZING
- ❖ EPC EER D

**** Available 1st of November 2025 ** Unfurnished **** A recently renovated one double bedroom raised ground floor conversion flat, situated in this popular residential road in the heart of central Croydon, conveniently located only 0.3 miles from East Croydon train station and the local Tram link.

This bright & airy apartment benefits from off-road parking, it is fully double glazed and has gas central heating. Please note - the kitchen comes equipped with white goods.

The accommodation comprises one double bedroom with a built-in wardrobe, a modern three-piece bathroom suite with shower over-bath, a large bay-fronted living room with high-ceilings, and a stylish fitted kitchen.

Furthermore, this property sits moments away from the popular Boxpark complex and is only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. This property sits in a prime location and for that reason we feel it would make a wonderful home for a professional single or couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		