

FOLKLANDS



ST. PETERS ROAD, SOUTH CROYDON

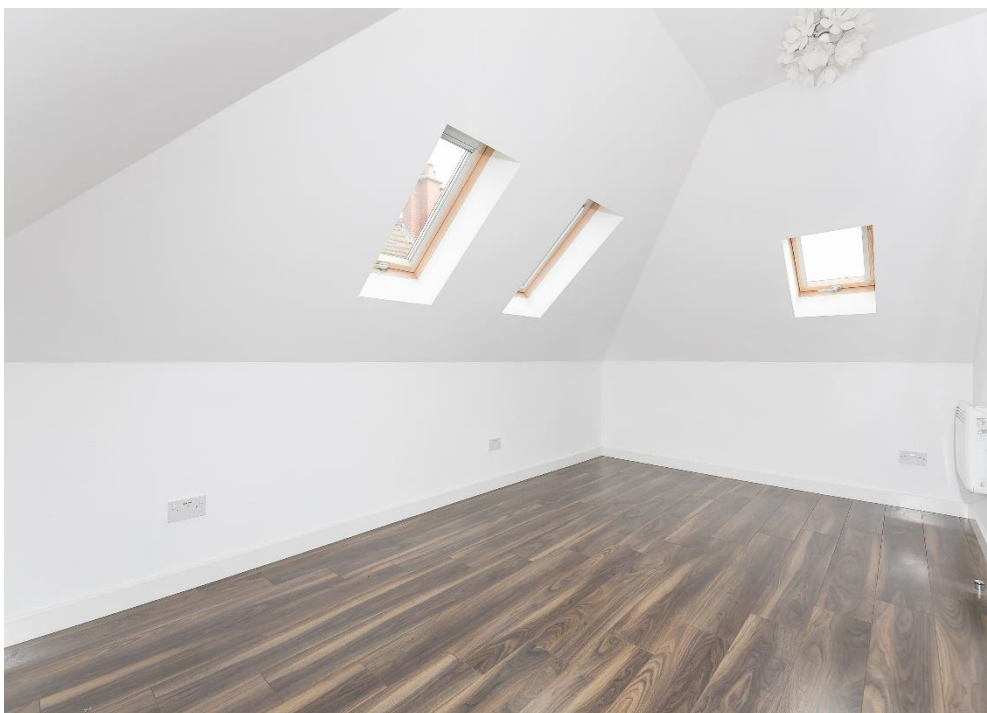
GUIDE PRICE £240,000









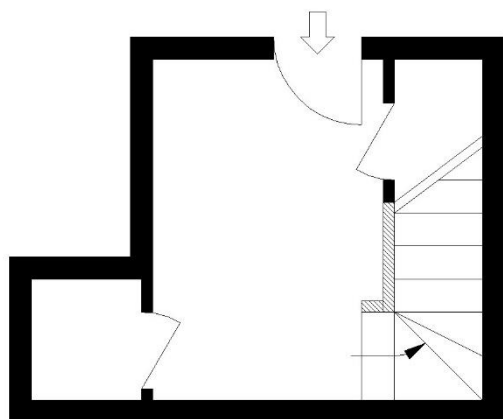




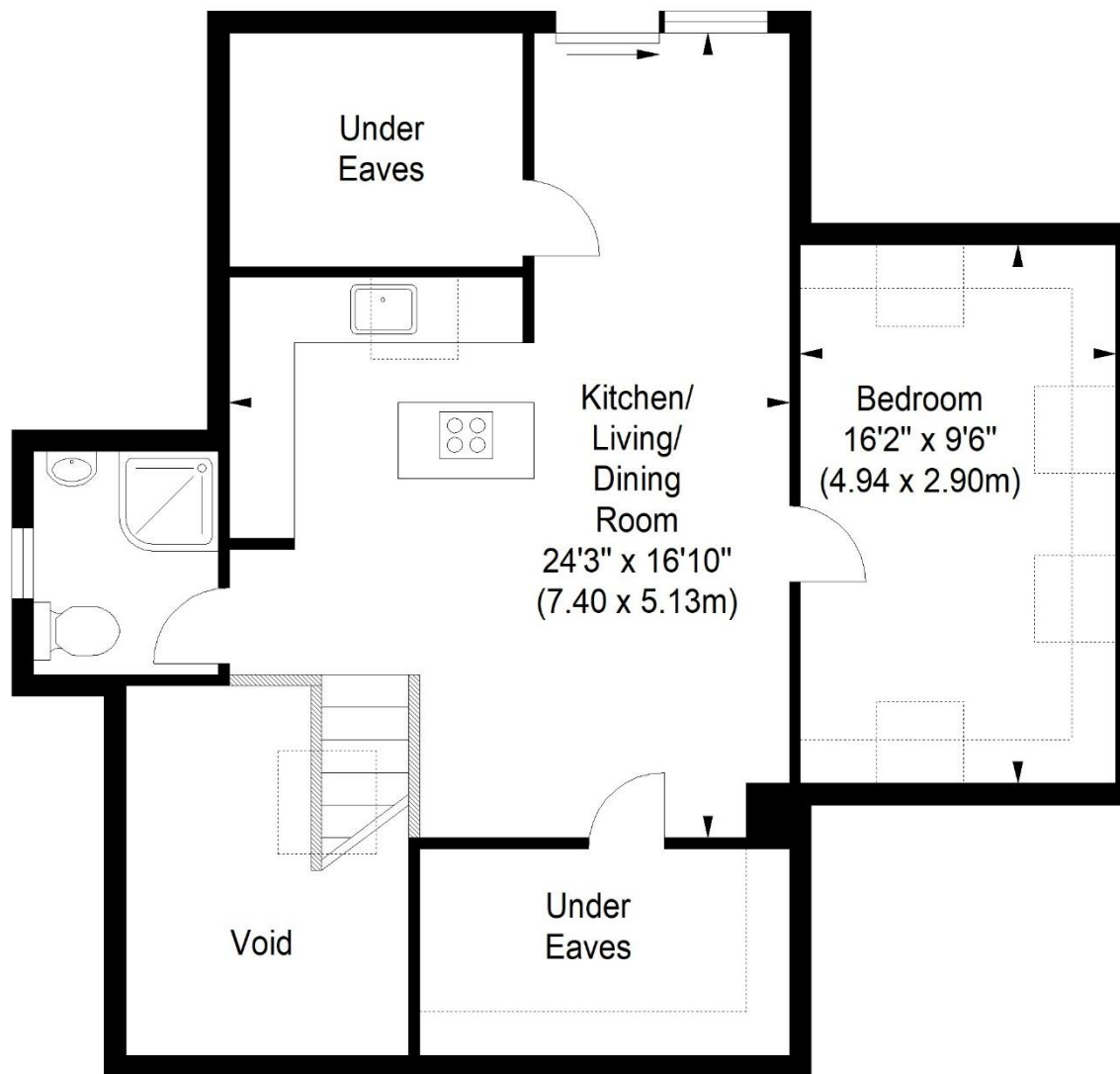


St Peters Road

Approximate Gross Internal Area
639 sq ft / 59.36 sq m
(Excluding Under Eaves)



First Floor



Second Floor

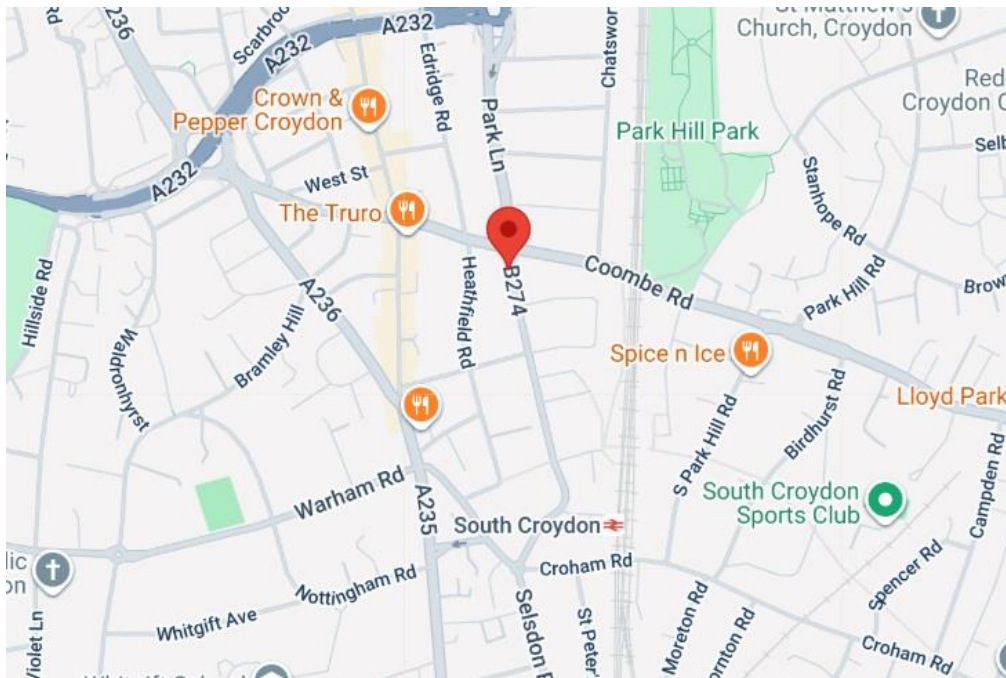
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ STUDIO APARTMENT WITH FULL BEDROOM
- ❖ EXCEPTIONALLY SPACIOUS - NEWLY DEVELOPED IN 2021
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ALLOCATED OFF-ROAD PARKING SPACE
- ❖ ULTRA LONG LEASE WITH CIRCA 993 YEARS
- ❖ EXCELLENT STORAGE SPACE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER D



An exceptionally spacious top-floor studio apartment with a full bedroom, located in the vibrant South Croydon area, conveniently situated only 0.3 miles from South Croydon train station & 0.6 miles from East Croydon train station.

This bright & airy apartment enjoys a stylish design throughout, it comes with an ultra long-lease, has an allocated off-road parking space and boasts ample storage.

The accommodation comprises a generous entrance hallway with fitted storage, a 24'3 studio room with luxury kitchen & breakfast bar, a Juliette balcony, ample under eaves storage, a modern three-piece shower room suite and a 16'2 x 9'6 double bedroom.

Furthermore, this property sits moments away from a plethora of shops, bars and restaurants, and is nearby the open green spaces of Park Hill Park. We feel that this property would make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		