

FOLKLANDS

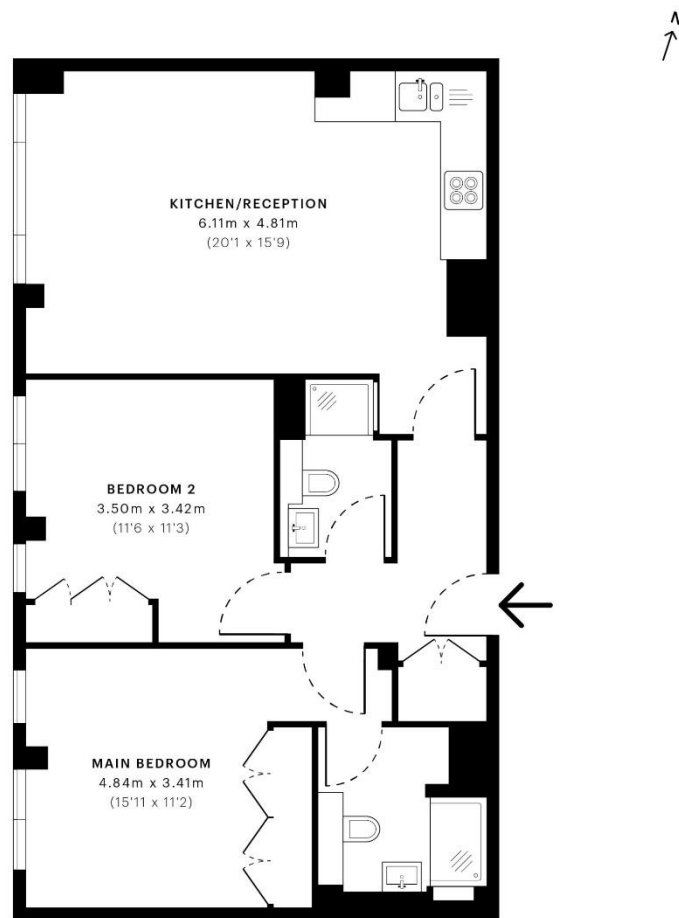


WELLESLEY ROAD, CENTRAL CROYDON
MONTHLY RENTAL OF £1,700









— Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
67.23 sqm / 723.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.75 sqm / 675.44 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 67.33 sqm / 724.73 sqft
IPMS 3C RESIDENTIAL 64.28 sqm / 691.90 sqft

SPEC ID: 6176adbde8c95c0e36f0bc36

- ❖ AVAILABLE EARLY JANUARY 2026
- ❖ FULLY FURNISHED
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ CENTRAL HEATING & AIR CONDITIONING
- ❖ 8TH FLOOR APARTMENT
- ❖ TWO BATHROOMS
- ❖ CONCIERGE SERVICE
- ❖ 5 MINUTES WALK TO EAST CROYDON TRAIN STATION
- ❖ PARKING AVAILABLE AT AN ADDITIONAL COST
- ❖ EPC EER C



**** Available Early January 2026 ** Fully Furnished **** A stylish two double bedroom/two-bathroom apartment situated on the 8th floor of this prestigious central Croydon apartment block, conveniently located only five minutes' walk away from both West & East Croydon train stations and moments away from the local Tram stop.

With an elevated position, this stylish apartment is offered fully furnished, it benefits from a high specification throughout and has both central heating & air conditioning.

The accommodation comprises a master bedroom with built in wardrobes & en-suite shower room, a further double bedroom with built in wardrobes, a separate shower room, ample storage space, and an open plan lounge/ kitchen with space to dine on the kitchen island.

Furthermore, this property sits moments away from a plethora of local shops, restaurants & supermarkets, and nearby the highly acclaimed Box Park complex. In our opinion this property would make a wonderful home and an early appointment to view will prove essential to avoid disappointment.

