

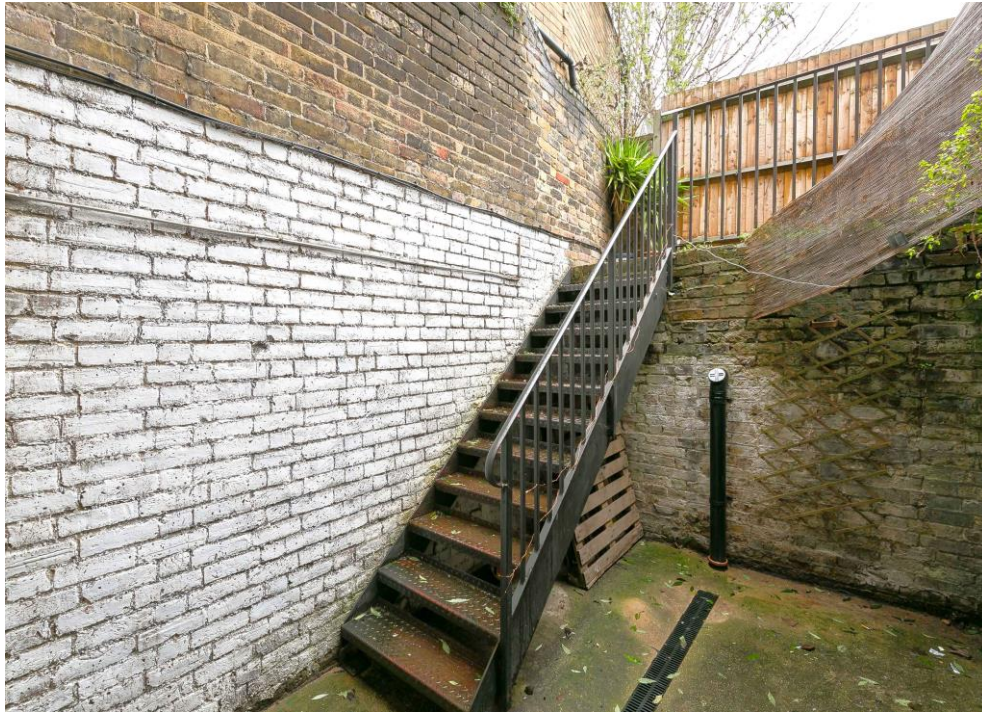
FOLKLANDS



LOWER ADDISCOMBE ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,075

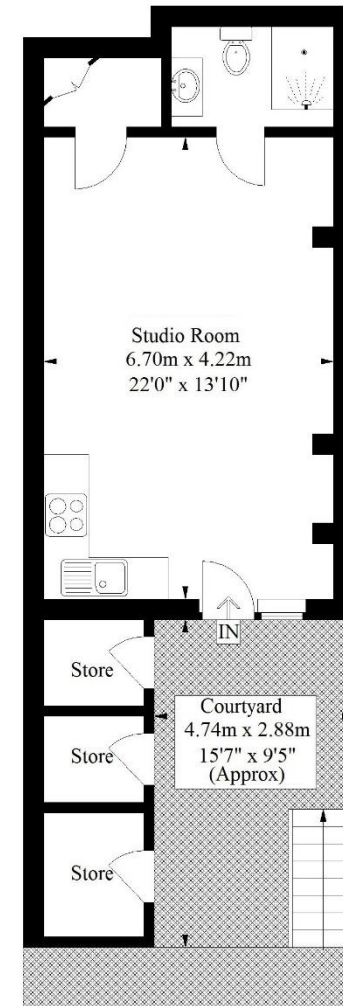






Lower Addiscombe Road, Croydon

Approximate Gross Internal Area
(Excluding Store)
34.2 sq m / 368 sq ft



Basement

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 508690)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ STUDIO APARTMENT
- ❖ MODERN KITCHEN & SHOWER ROOM
- ❖ WHITE GOODS INCLUDED
- ❖ AMPLE STORAGE SPACE
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM LEBANON ROAD TRAM STOP
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER C



**** Available Immediately **** A well presented studio apartment conveniently situated only 0.5 miles from East Croydon train station and 0.3 miles from Lebanon Road tram stop.

This spacious studio is offered as unfurnished and benefits from the white goods remaining, ample storage and its own private entrance. The tenant will also benefit from use of a small courtyard.

The accommodation simply comprises large studio room, a three-piece shower room, a modern fitted kitchen and ample external storage.

In our opinion this property would best suit a single professional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.