

# FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

MONTHLY RENTAL OF £1,050



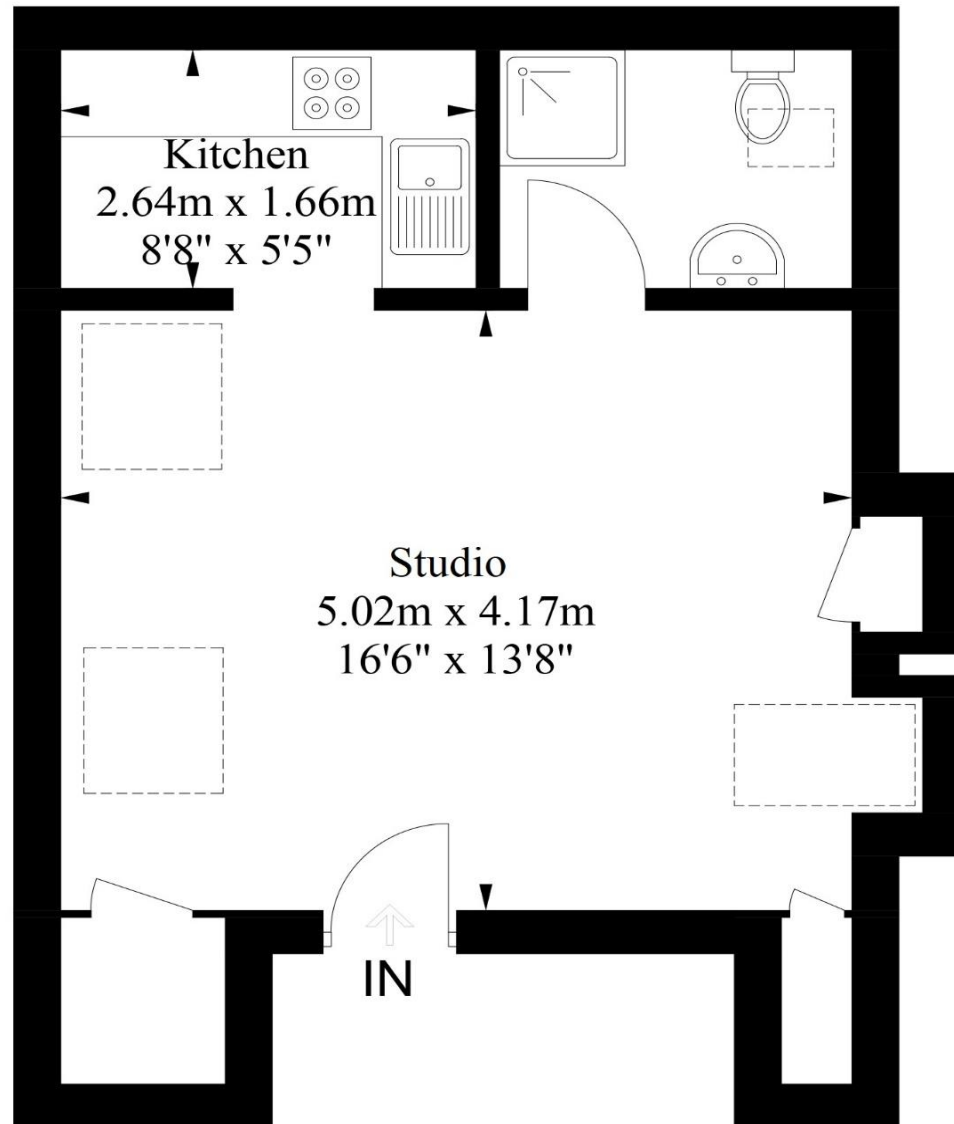






# Heathfield Road, South Croydon

Approximate Gross Internal Area = 32.7 sq m / 352 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018039)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ PART-FURNISHED
- ❖ STUDIO FLAT - 2ND FLOOR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FOLD-OUT STUDIO BED
- ❖ BRIGHT & AIRY ACCOMODATION
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ GAS CENTRAL HEATING
- ❖ EPC EER C



**Available Immediately \*\* Part-Furnished \*\*** A well-presented second floor studio flat situated within this popular residential road, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from East Croydon train station and nearby several local bus routes.

This bright & spacious apartment features gas central heating, there is fitted storage and a fold-down studio bed.

The accommodation comprises a smartly fitted kitchen, a modern three-piece shower room suite, and a spacious studio room.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill Park which is arguably one of Croydon's most popular green spaces. In our opinion, this property would make an ideal home for a single professional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		