

A three-story brick house with a mix of brown and tan bricks. The ground floor has two large arched windows with white frames and green curtains. The second floor has two rectangular windows with white frames. The third floor has two smaller rectangular windows with white frames. A large, leafy weeping tree is on the right side of the house. The sky is blue with white clouds. The word 'FOLKLANDS' is written in large, light green letters across the top right of the image.

FOLKLANDS

OUTRAM ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,400



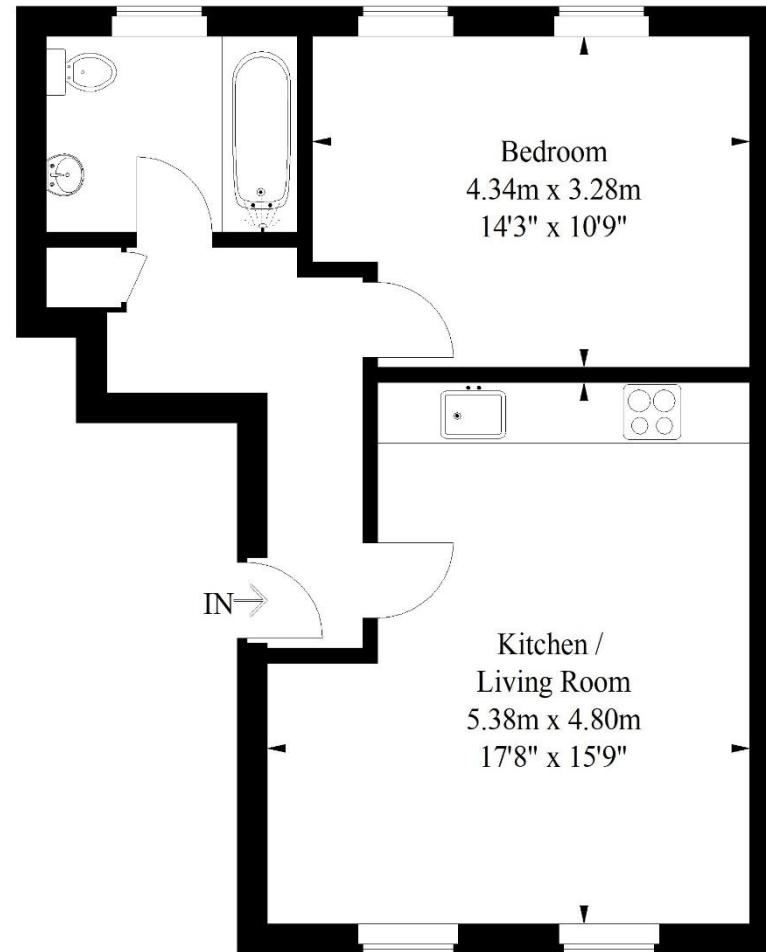






Outram Road, Addiscombe

Approximate Gross Internal Area
49.9 sq m / 537 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ FIRST FLOOR FLAT
- ❖ ONE DOUBLE BEDROOM
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM SANDILANDS TRAM STOP
- ❖ COMMUNAL GARDEN
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ SPACIOUS ROOMS
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A one double bedroom first floor conversion flat situated within this popular residential road, conveniently located only 0.1 miles from the local tram stop and 0.7 miles from East Croydon train station.

Offered as unfurnished, this bright & airy property benefits from good décor throughout, has high ceilings, and spacious rooms. Externally, the residents benefit from a well-tended communal garden.

The accommodation comprises one double bedroom, a stylish three-piece bathroom suite with shower over-bath, and a large open plan lounge/kitchen with a modern fitted kitchen & integrated appliances.

Furthermore, this property sits moments from an array of local conveniences, it is less than 100m to the nearest bus stop, and is a short distance to the shops, cafes, and boutiques on Addiscombe high street. For green spaces, residents are spoilt for choice, with Lloyd Park, Park Hill Park, and Ashburton Park all within walking distance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		