

FOLKLANDS



FARQUHARSON ROAD, WEST CROYDON

MONTHLY RENTAL OF £1,395







# Farquharson Road, Croydon

Approximate Gross Internal Area = 48.9 sq m / 526 sq ft

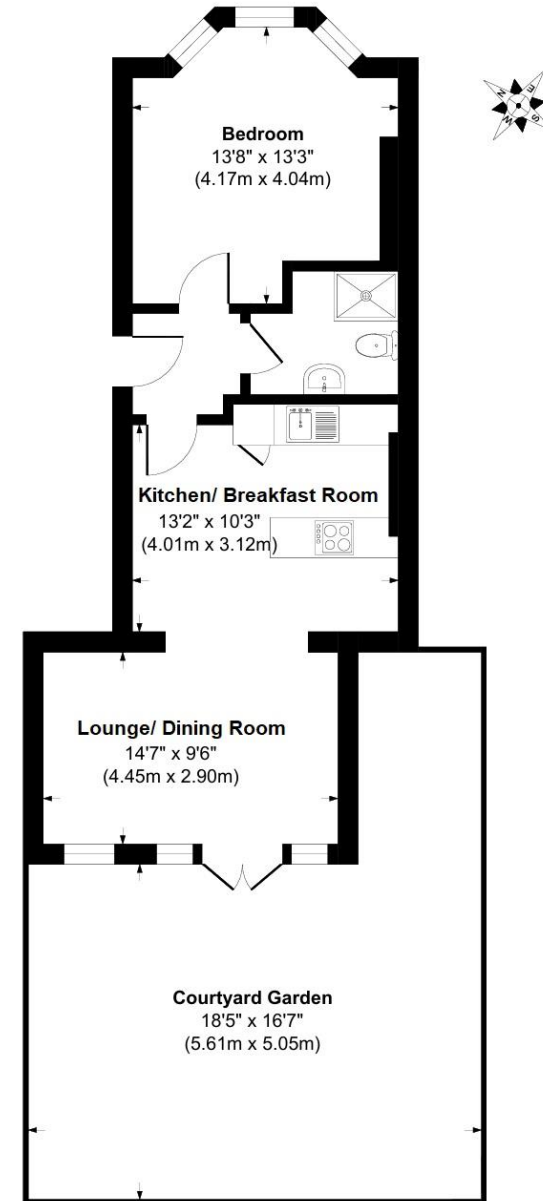


Illustration for identification purpose only, measurements approximate, and not to scale.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ ONE DOUBLE BEDROOM GARDEN FLAT
- ❖ RECENTLY REFURBISHED THROUGHOUT
- ❖ 0.2 MILES FROM WEST CROYDON TRAIN STATION
- ❖ OPEN PLAN LIVING SPACE WITH STUNNING KITCHEN
- ❖ PRIVATE SOUTH WESTERLY FACING REAR GARDEN
- ❖ LARGE BAY FRONTED DOUBLE BEDROOM
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



**\*\* Available Immediately \*\* Recently Refurbished \*\* Private Garden \*\*** A superbly presented one double bedroom ground floor garden flat, forming part of this well maintained double fronted period detached house, situated within this popular residential road, conveniently located only 0.2 miles from West Croydon train/tram & bus station.

Offered as unfurnished, this spacious property enjoys high ceilings, extended living space, and direct access to a private south westerly facing rear garden.

The accommodation comprises a large double bedroom with bay window, a stylish three-piece shower room, a spacious open plan kitchen/dining room, and an extended living room with patio doors leading onto the private rear garden.

Furthermore, this property sits moments away from a wide range of local conveniences, such as supermarkets, local cafes, and Croydon's extensive range of high street shops; not to mention the highly acclaimed BoXPark. We feel that this property will make the perfect home for a professional single or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		