

FOLKLANDS



DUPPAS AVENUE, CROYDON
GUIDE PRICE £200,000





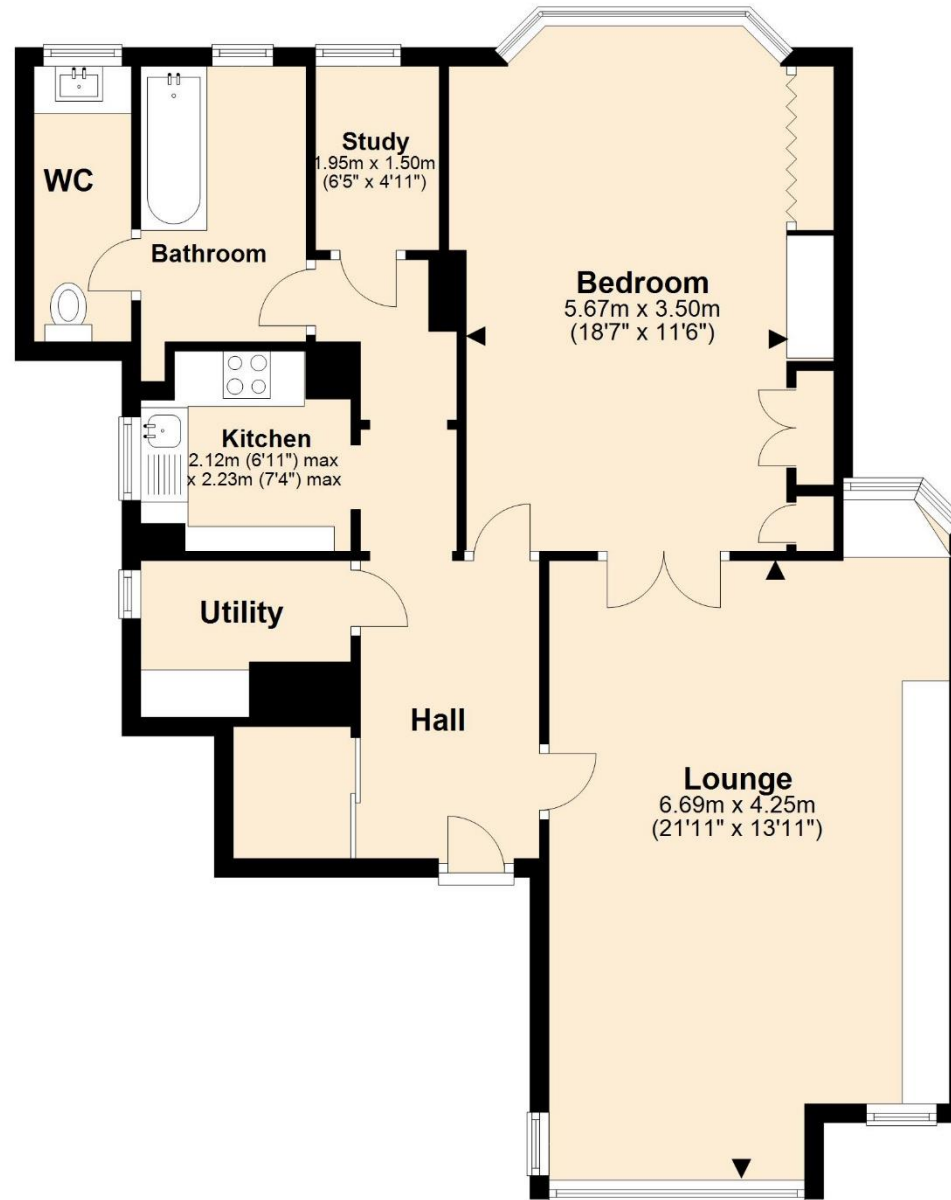






Ground Floor

Approx. 82.1 sq. metres (883.2 sq. feet)



Total area: approx. 82.1 sq. metres (883.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

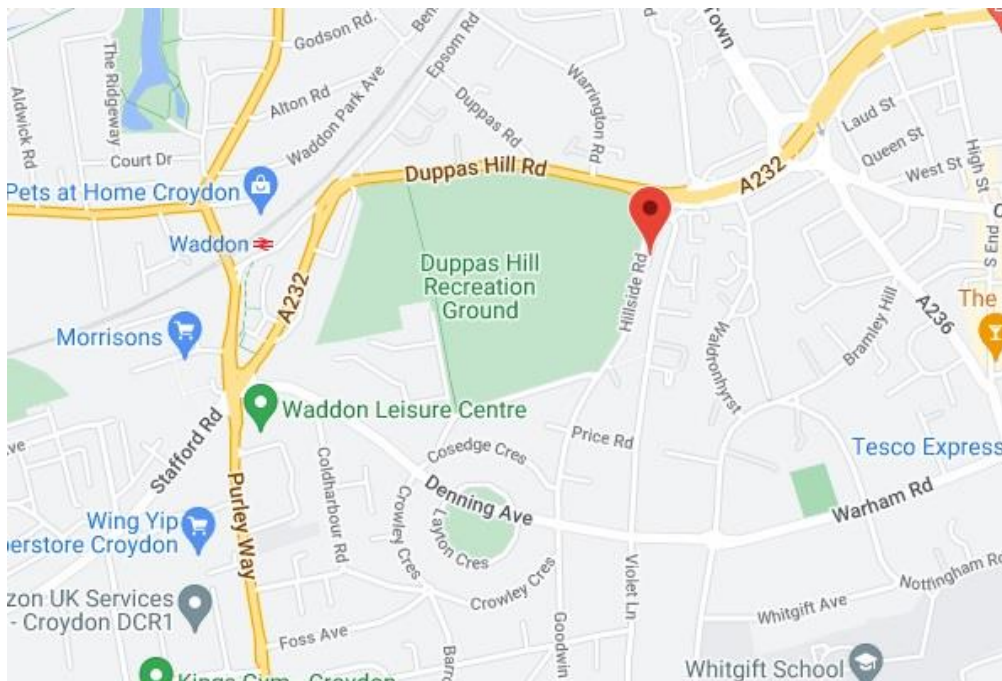
- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR CONVERSION FLAT
- ❖ EXCEPTIONALLY SPACIOUS - 883 SQFT
- ❖ BONUS SMALL STUDY ROOM
- ❖ OPPOSITE DUPPAS HILL PARK
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM WADDON TRAIN STATION
- ❖ HIGH CEILINGS & EXCELLENT STORAGE SPACE
- ❖ ULTRA LONG LEASE WITH CIRCA 999 YEARS
- ❖ EPC EER C

**** Chain Free ** Ultra long Lease **** An exceptionally spacious one double bedroom ground floor conversion flat, situated within this tranquil location opposite Duppas Hill Recreational Grounds, conveniently located 0.4 miles from Waddon train station and 0.7 miles from South Croydon train station.

This bright & spacious property benefits from a small separate study room, it has high ceilings and there is ample storage space. Additionally, the flat is fully double glazed, and it has gas central heating.

The flat will be sold with a 999-year lease. The accommodation comprises one large double bedroom with a vast range of fitted wardrobes, a 21' reception room, a separate fitted kitchen, a utility space, a separate study room, and a bathroom suite with shower-over-bath.

Furthermore, this property is within walking distance to the plethora of shops, bars & restaurants in Central & South Croydon, and in our opinion, it would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		