

FOLKLANDS



LEBANON ROAD, EAST CROYDON

MONTHLY RENTAL OF £2,600







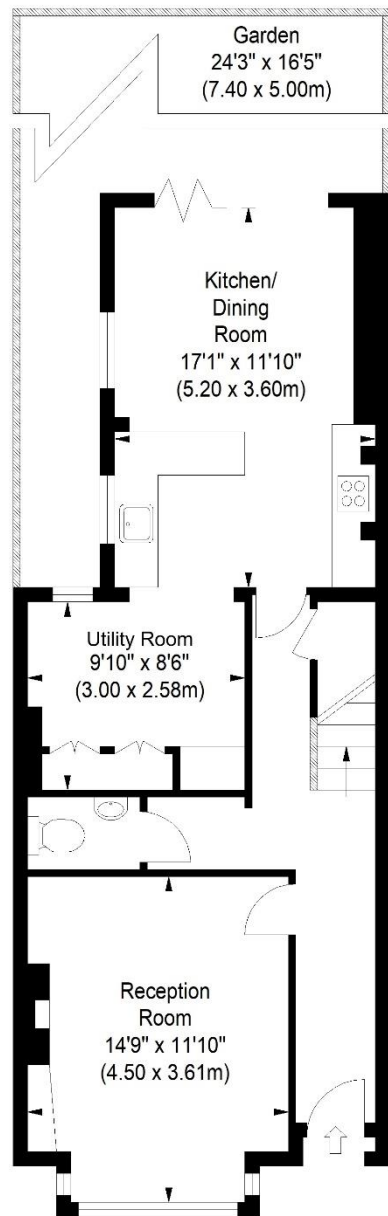










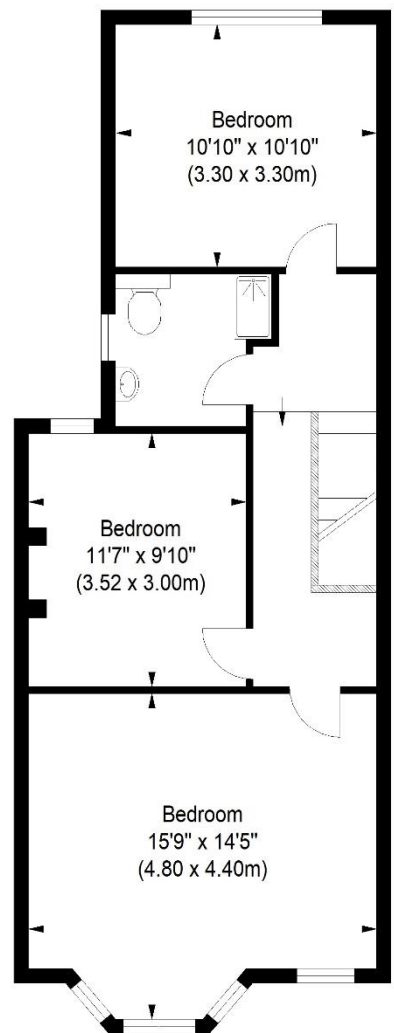


Ground Floor



Lebanon Road

Approximate Gross Internal Area
1211 sq ft / 112.48 sq m

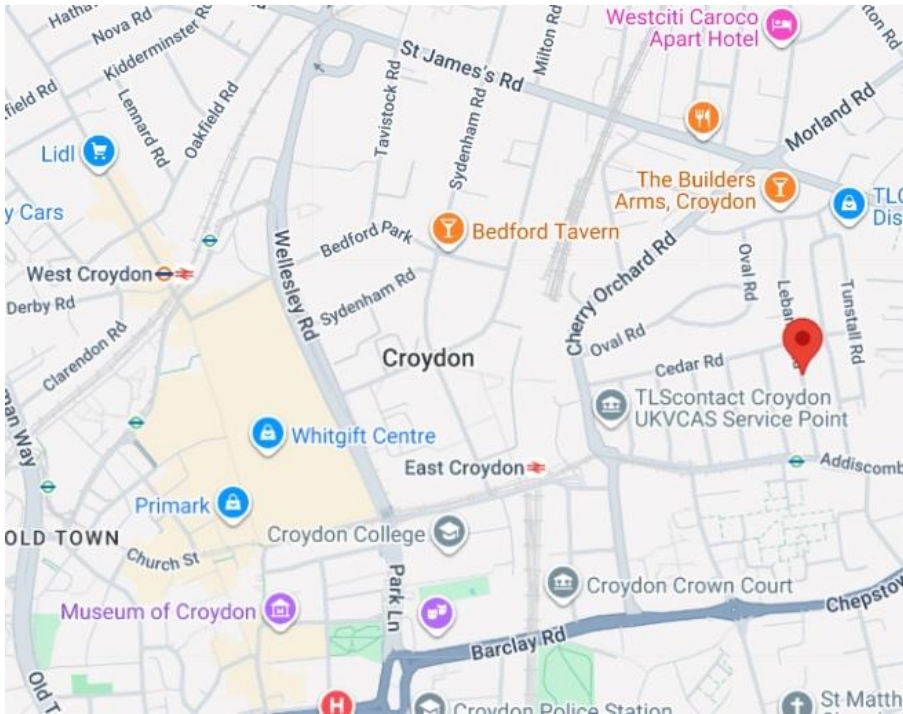


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ AVAILABLE 11TH JULY 2026
- ❖ PART-FURNISHED
- ❖ THREE DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE - 1211 SQFT
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ DOWNSTAIRS WC & UTILITY ROOM
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ STEPS AWAY FROM LEBANON ROAD TRAM STOP
- ❖ EPC EER C



**** Available 11th July 2026 ** Part-Furnished **** A beautifully presented three double bedroom period end of terrace house situated within this highly desirable residential road, conveniently located 0.4 miles from East Croydon train station and circa 100m from Lebanon Road tram stop. East Croydon in recent years has seen a plethora of independent cafes & restaurants opened and along with having the popular Boxpark, it is a vibrant & convenient location to live in.

This bright & spacious home offers 1211sqft of floor space, it boasts large rooms with high ceilings, it has a westerly facing private rear garden and boasts a downstairs WC & separate utility room. The present owners have renovated this house to an exquisite standard and notable features include underfloor heating in the kitchen/ dining room, a working wood-burning stove in the living room and window shutters to the front of the house. The house has also been re-double glazed in recent years with new windows & doors.

The accommodation comprises a 15'9 bay-fronted main bedroom, two further double bedrooms, a beautifully appointed three-piece shower room, a generous landing area, a large reception room with fitted cabinets & wood-burning stove, ample under-stairs storage, a downstairs WC, a separate utility room with an abundance of fitted storage and a beautifully designed kitchen/dining room with bi-folding doors leading onto the landscaped rear garden. With a westerly aspect, the garden is perfectly positioned for the afternoon and evening sunshine.

Furthermore, residents of this property will also have the wide range of cafes' deli's and independent shops on Addiscombe high street close by. It is also within walking distance to both Lloyd Park & Park Hill Park, which are arguably the best green spaces in Croydon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		