

FOLKLANDS



LEBANON ROAD, EAST CROYDON
MONTHLY RENTAL OF £2,200







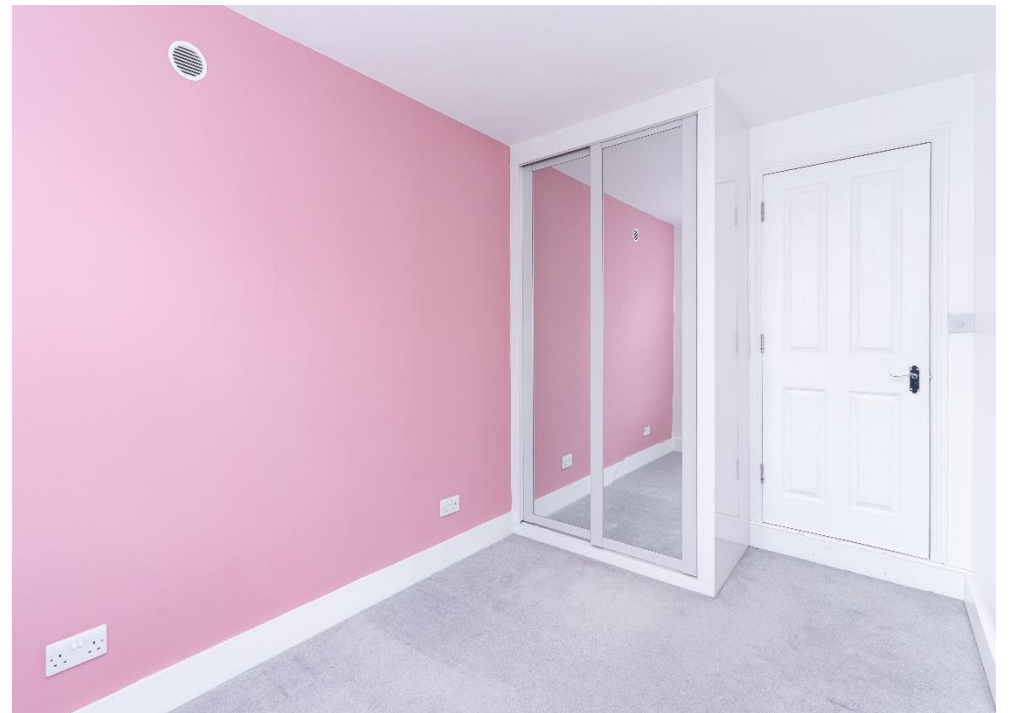
Control panel for the built-in oven with various knobs and buttons. The brand name "Baumatic" is visible on the front panel of the oven unit.

Stainless steel range hood mounted above the cooktop.

White refrigerator and a glass door leading to an outdoor area with a tree and garden.

Stainless steel double sink with a chrome faucet, set on a white countertop.

Large window with a view of the outdoors, featuring a tree and a building.










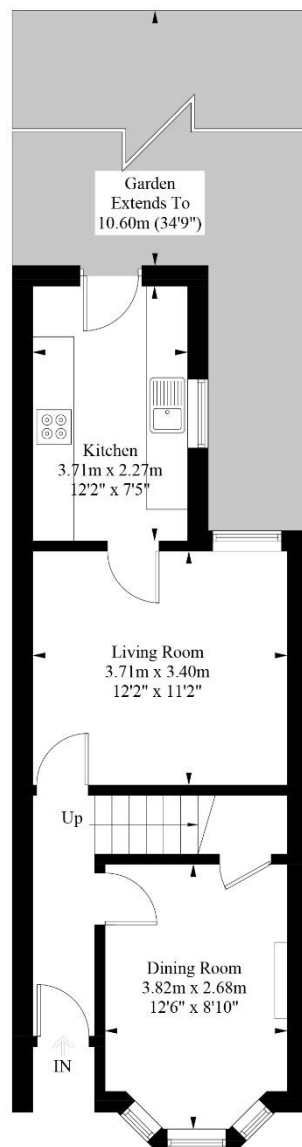




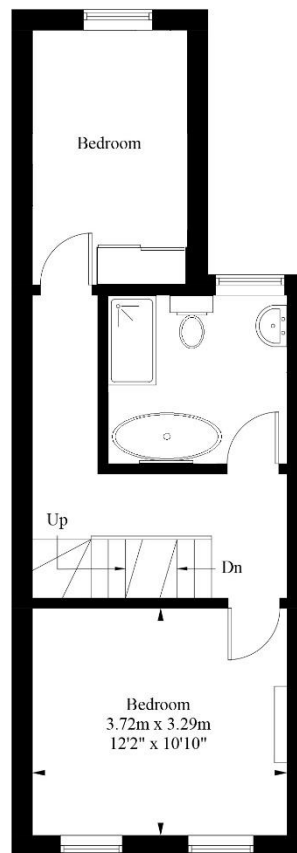
 = Reduced headroom below 1.5m / 5'0

Lebanon Road, East Croydon

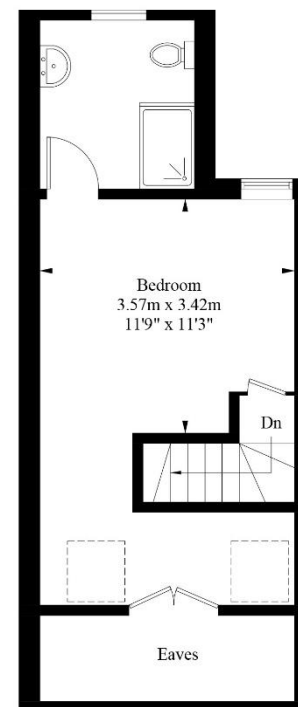
Approximate Gross Internal Area
108.4 sq m / 1167 sq ft



Ground Floor
37.8 sq m / 407 sq ft



First Floor
37.7 sq m / 406 sq ft



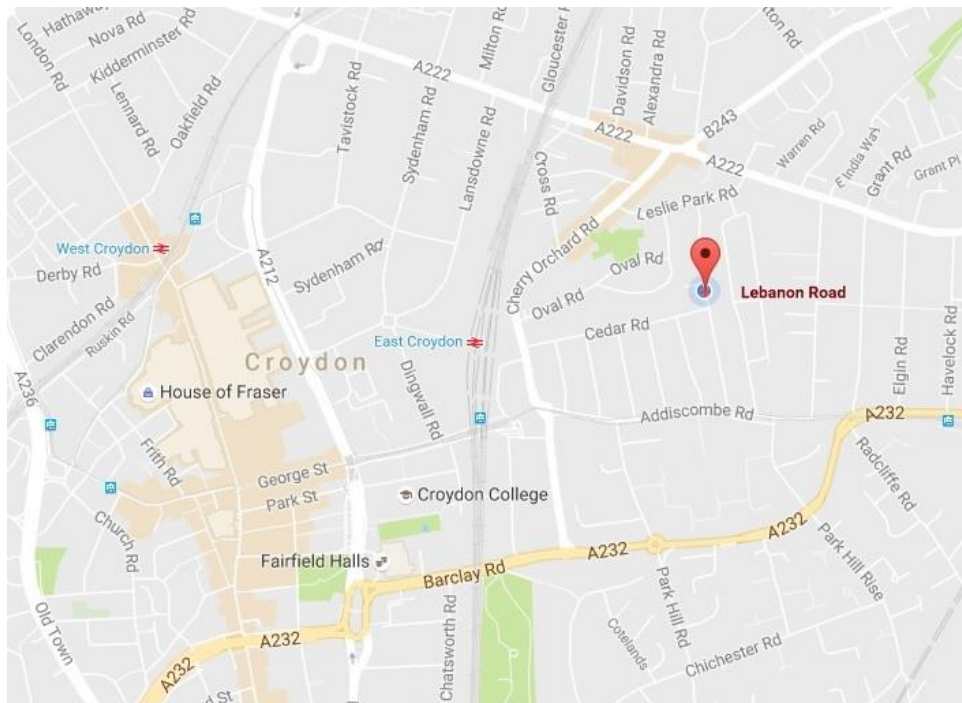
Second Floor
32.9 sq m / 354 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID286839)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ 0.3 MILES FROM EAST CROYDON STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ SOUTH WESTERLY FACING REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ TWO LARGE STYLISH BATHROOMS
- ❖ ARRANGED OVER THREE FLOORS
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ EPC EER D



**** Available Immediately ** Unfurnished **** A superbly presented three double bedroom mid-terrace period house conveniently situated on this popular tree lined residential road, 0.3 miles from East Croydon railway station and approximately 0.5 miles from Croydon town centre.

Arranged over three floors, this spacious home offers in excess of 1150 SQFT of floor space, benefits from good décor throughout, double glazing, a South Westerly facing rear garden and two large bathrooms.

The accommodation comprises master bedroom suite with contemporary en-suite shower room, two further bedrooms, a four-piece family bathroom suite with separate shower cubicle, eaves storage space, a bay fronted living room, a further reception room, a stylish fitted kitchen and a 34' private rear garden.

Furthermore, this property sits a short distance away from a wide range of local shops, it is nearby both Lloyd Park & Park Hill Park, and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		