

FOLKLANDS

OVAL ROAD, EAST CROYDON
MONTHLY RENTAL OF £1,325







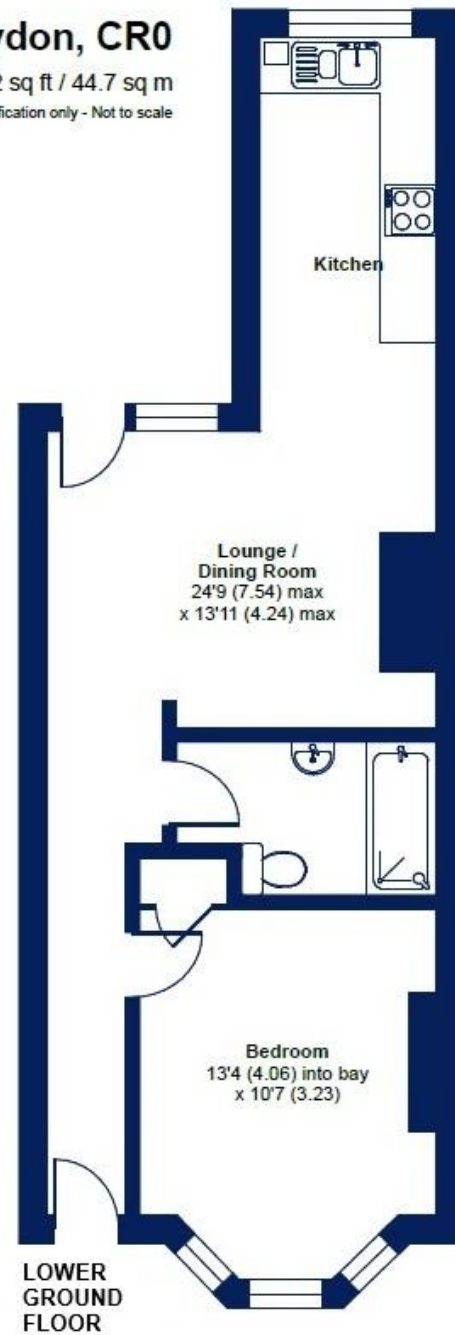




Oval Road, Croydon, CR0

Approximate Area = 482 sq ft / 44.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cockburn Estates Agents. REF: 936751

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 16TH OF OCTOBER 2026
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ LOWER GROUND FLOOR
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ PRIVATE PATIO GARDEN (FENCING NOW FITTED)
- ❖ HARD FLOORING THROUGHOUT
- ❖ EPC EER C



**** Available 16th of October 2026 ** Unfurnished **** A smartly presented one double bedroom lower ground floor flat, situated on this popular residential road, conveniently located only 0.3 miles from East Croydon train station, which offers excellent links to central London, Gatwick airport and the South Coast.

This bright & spacious apartment benefits from hard flooring throughout, it is fully double glazed and has gas central heating. Externally, the property boasts a private patio garden which is now neatly fenced in.

The accommodation comprises a bay fronted double bedroom with built in cupboard, a stylish three-piece bathroom suite with shower over bath, a full width living room with garden access, and a stylish fitted kitchen.

Furthermore, this property sits within half a mile of Croydon town centre with its plethora of shops, supermarkets & restaurants, and is a short distance away from the highly acclaimed Box Park complex with its variety of bars & eateries. We feel that this property would prove to be a perfect home for a professional single/couple, especially for those looking to regularly commute into central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		