

FOLKLANDS



CLYDE ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,350









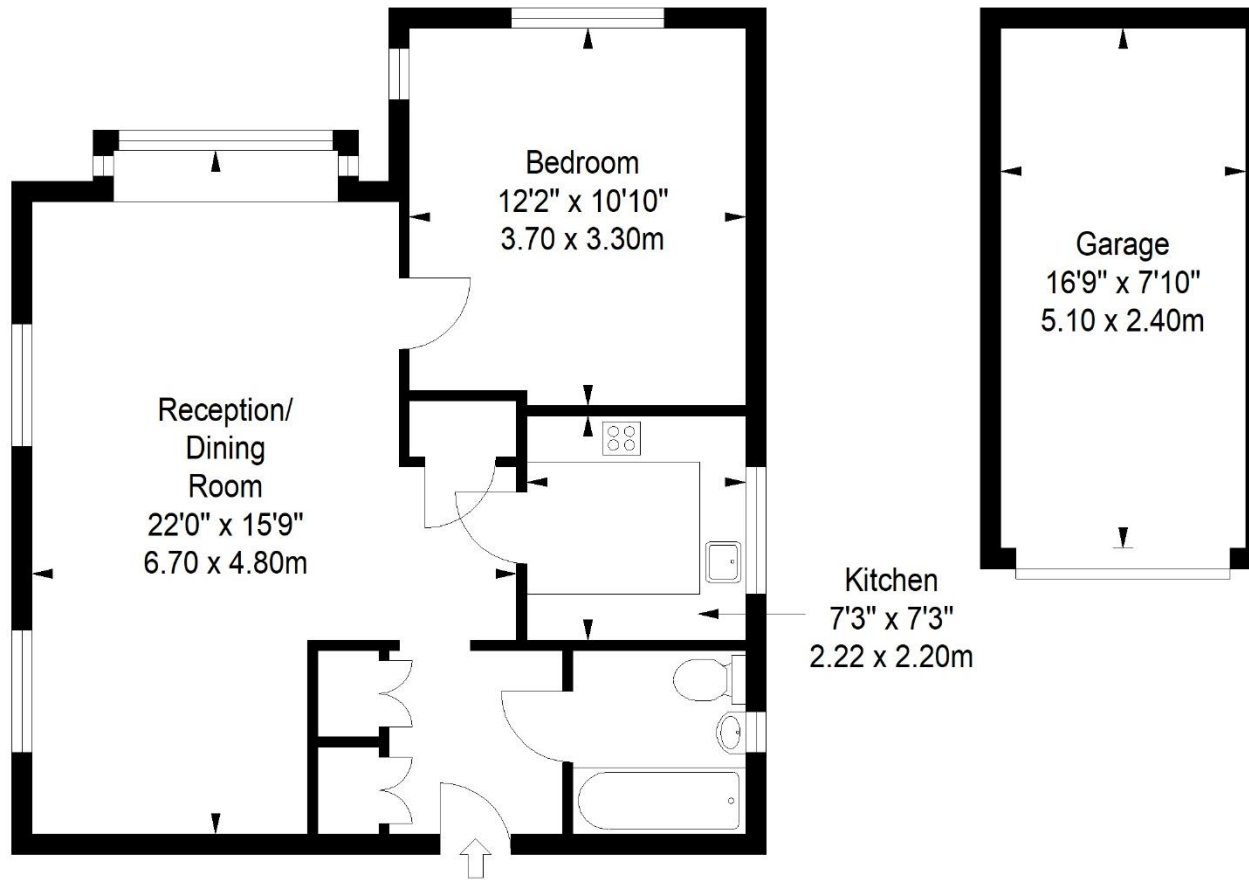


Carlton House

Approximate Gross Internal Area

539 sq ft / 50.11 sq m

(Excluding the Garage)



Ground 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

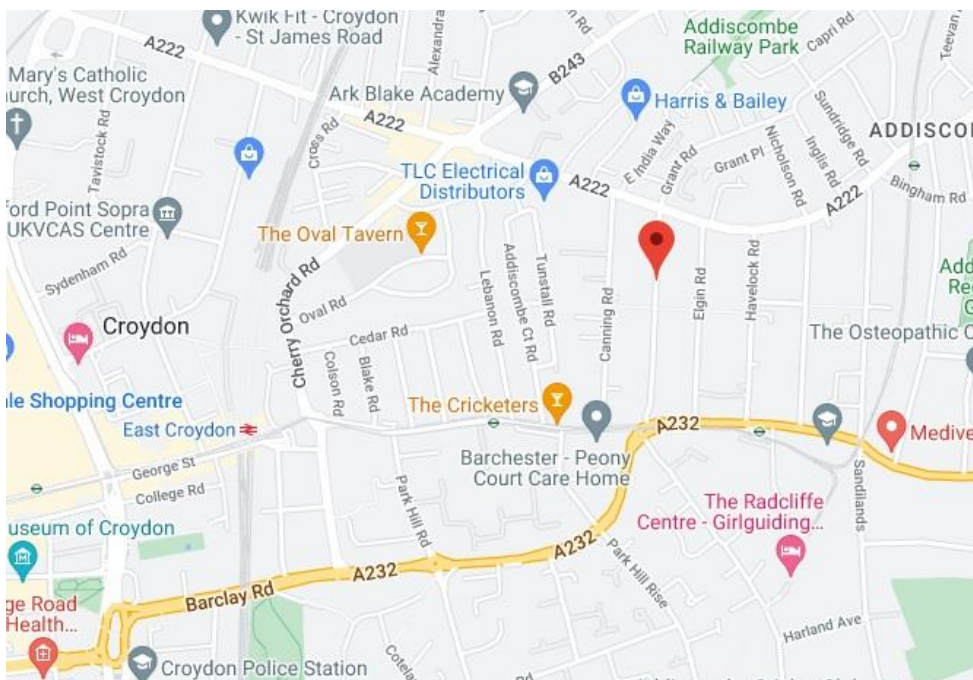
- ❖ ONE DOUBLE BEDROOM - GROUND FLOOR FLAT
- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ NEWLY RENOVATED
- ❖ PRIVATE GARAGE INCLUDED
- ❖ RESIDENTS PARKING (FIVE SPACES UNALLOCATED)
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ HIGHLY CONVENIENT LOCATION
- ❖ LOCATED TO THE REAR OF THE BLOCK
- ❖ EPC EER E

**** Available Immediately ** Unfurnished ** Garage Included**
**** A newly renovated one double bedroom ground floor flat situated within this popular residential road, conveniently located only 0.5 miles from East Croydon train station and moments from the local Tram stop.**

This bright & airy property is located to the rear of the block, it features a private garage, a communal lawn, and residents have access to five shared off-road parking bays (First come first serve). The property has just been newly renovated, boasting a new kitchen & bathroom and excellent decor throughout.

The accommodation comprises one double bedroom, a 22' lounge/dining room, ample hallway storage, a contemporary fitted kitchen and a stylish three-piece bathroom suite with shower over-bath.

Furthermore, this property sits moments from an array of local conveniences, it is less than 100m to the nearest bus stop, and is a short distance to the shops, cafes and boutiques on Addiscombe high street. For green spaces, residents are spoilt for choice, with Lloyd Park, Park Hill Park and Ashburton Park all within walking distance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		