

FOLKLANDS



SOUTH PARK HILL ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £1,450





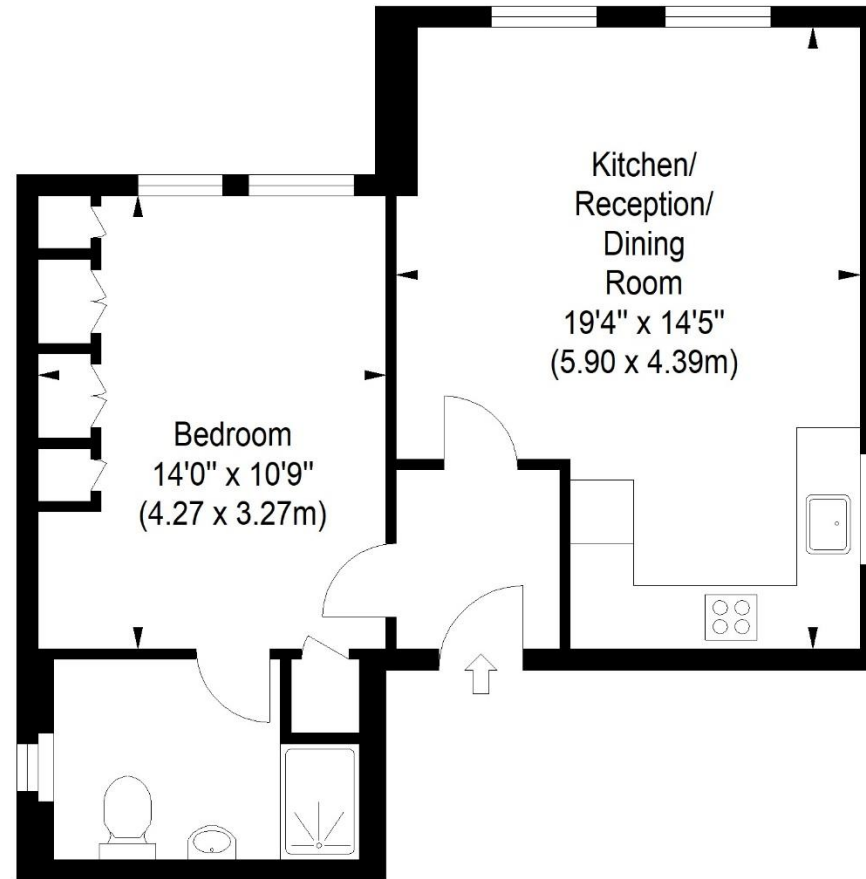




South Park Hill Road

Approximate Gross Internal Area

498 sq ft / 46.28 sq m

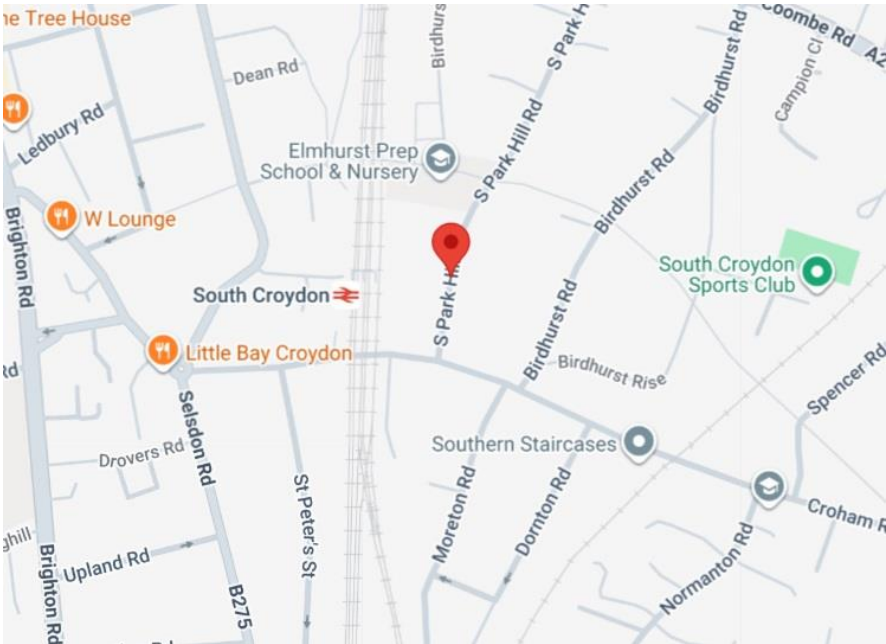


First Floor

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 IMMEDIATELY
- ❖ FULLY FURNISHED
- ❖ ONE DOUBLE BEDROOM - FIRST FLOOR APARTMENT
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ NEWLY BUILT IN 2021 - EXCELLENT ENERGY RATING
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ THERMOSTATICALLY CONTROLLED UNDERFLOOR HEATING
- ❖ POPULAR RESIDENTIAL LOCATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER B



**** Available Immediately ** Fully Furnished **** A particularly well-presented one double bedroom first floor apartment, situated within this recently built apartment block (Built in 2021), conveniently located moments from South Croydon train station and nearby an abundance of local amenities.

This bright & airy apartment enjoys a stylish design throughout; it benefits from an excellent energy rating and has thermostatically controlled underfloor heating.

The accommodation comprises a spacious double bedroom with a full range of fitted wardrobes & a further storage cupboard, a stylish shower room with walk-in cubicle and a well-proportioned kitchen/lounge/dining room with a contemporary fitted kitchen.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. In our opinion this property would make an excellent home for a single professional or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		