

FOLKLANDS

EDON ROAD, WEST CROYDON
MONTHLY RENTAL OF £1,575

Lambert
Smith
Hampton
Property Services





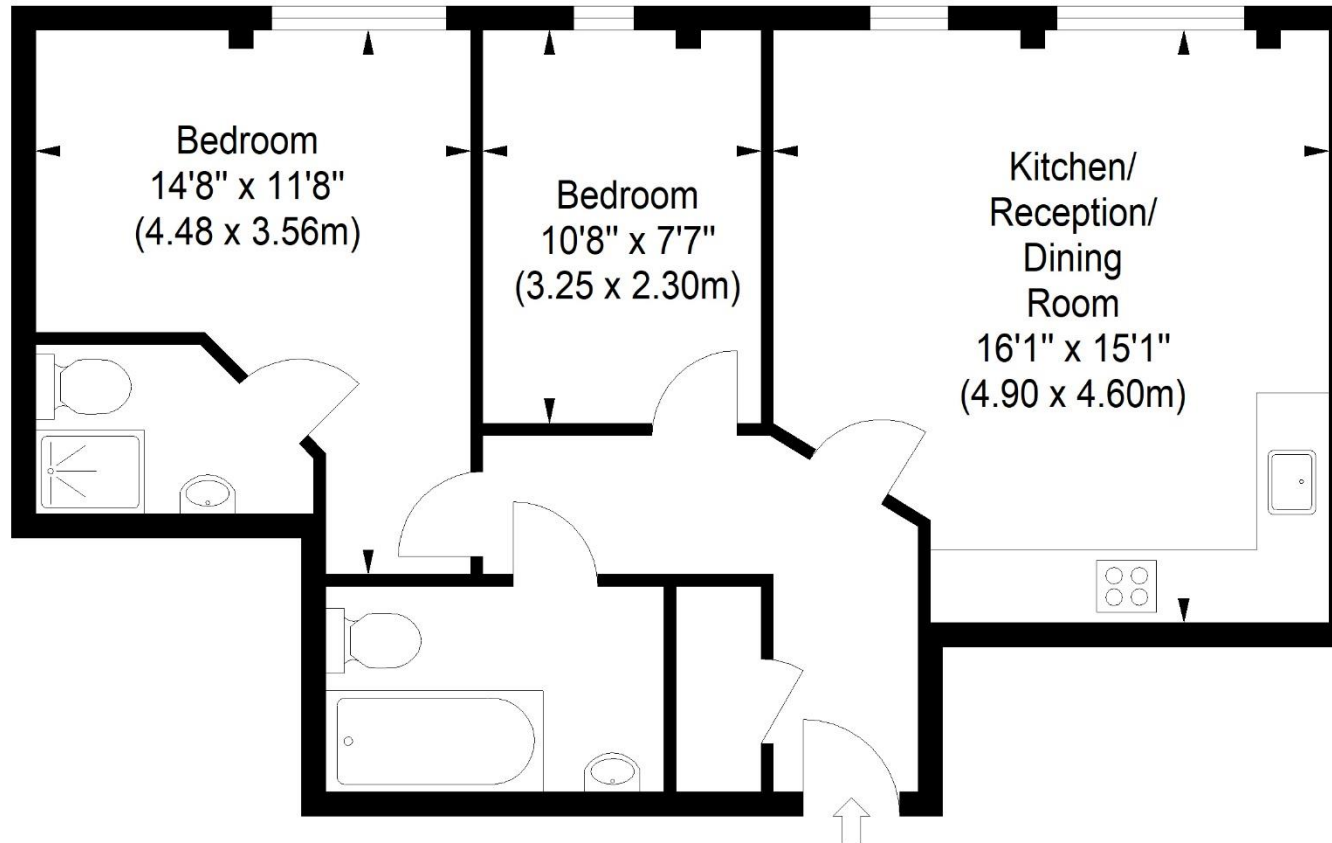






City House

Approximate Gross Internal Area
615 sq ft / 57.13 sq m

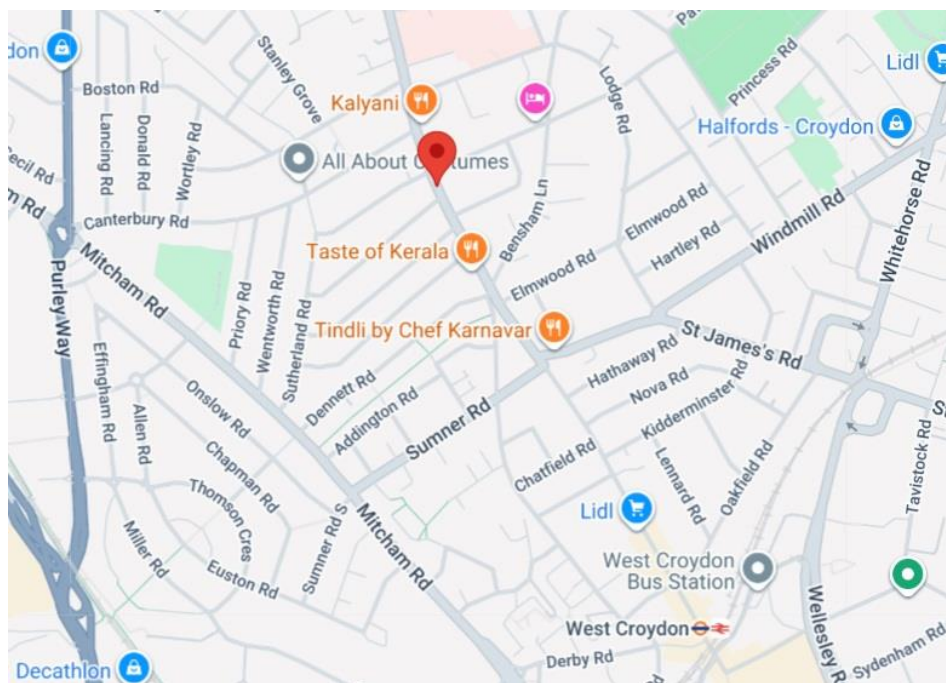


Fourth Floor

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

- ❖ TWO BEDROOM & TWO BATHROOM
- ❖ 4TH FLOOR APARTMENT
- ❖ ALLOCATED PARKING BAY
- ❖ CHAIN FREE
- ❖ WELL DECORATED THROUGHOUT
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ BRIGHT ASPECT WITH FAR REACHING VIEWS
- ❖ COMMUNAL GARDEN & BIKE STORAGE
- ❖ EPC EER B



**** Available Immediately ** Unfurnished ** Allocated Parking Space **** A smartly presented two double bedroom fourth floor apartment situated within this landmark development, conveniently located only 0.6 miles from West Croydon train station and moments from a plethora of local bus routes.

This bright & spacious apartment enjoys a favourable aspect with far reaching views, has an efficient communal heating & hot water system, and is well decorated throughout. Notably, the property boasts an allocated parking bay.

The accommodation comprises a main bedroom with en-suite shower room, a further bedroom, a three-piece family bathroom suite, ample hallway storage, and a 16'1 x 15'1 kitchen/ living room.

Furthermore, this property sits moments away from an abundance of local conveniences and is less than one mile from Croydon town centre with its plethora of shops, cafes, and restaurants. We feel that this property will make an excellent home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		