

# FOLKLANDS

TO LET - UNFURNISHED  
STUDIO APARTMENT

BIRDHURST RISE, SOUTH CROYDON  
MONTHLY RENTAL OF £750



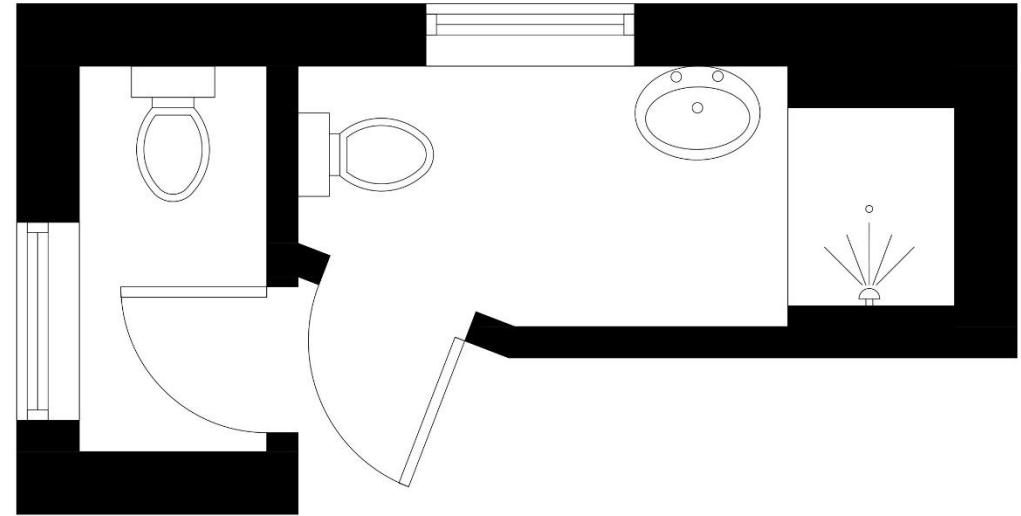
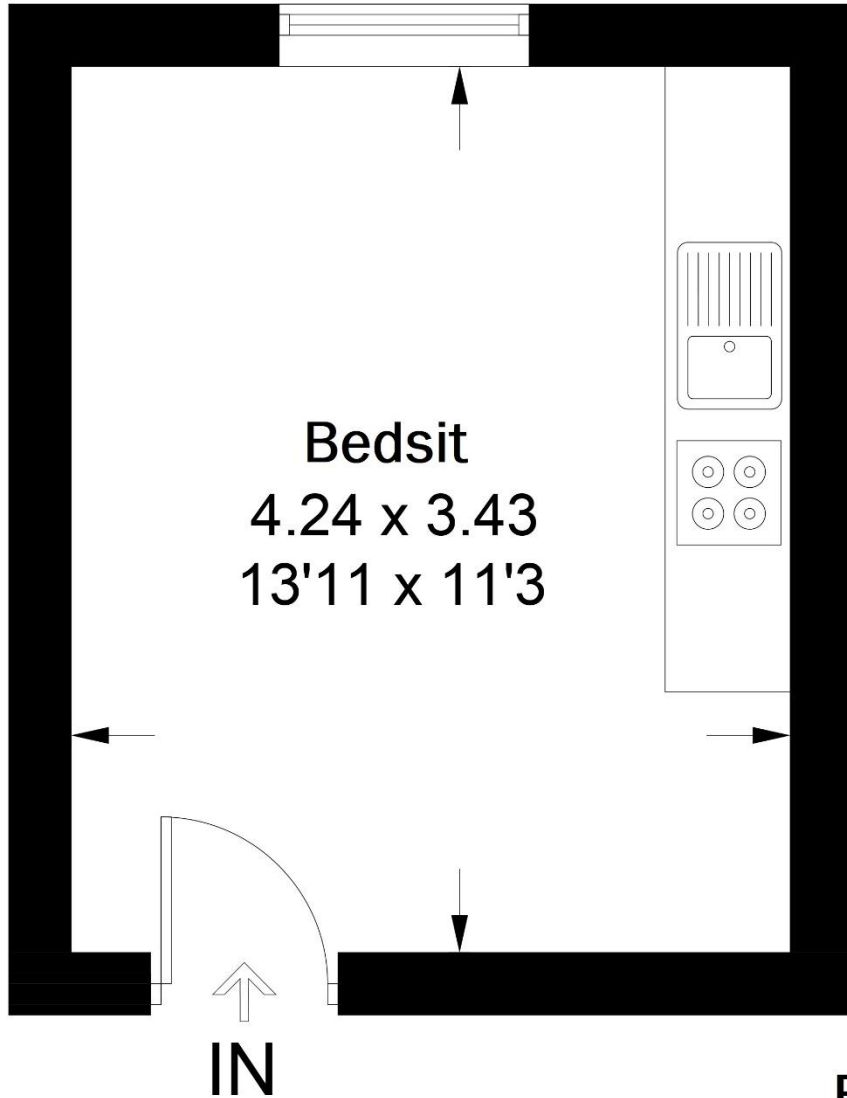


# Birdhurst Rise

Approximate Gross Internal Area = 14.8 sq m / 159 sq ft

Communal Toilet / Shower = 5.6 sq m / 60 sq ft

Total = 20.4 sq m / 219 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094459)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ SINGLE TENANTS ONLY
- ❖ BEDSIT/STUDIO
- ❖ SHARED BATHROOM & SEPARATE WC
- ❖ COMMUNAL GARDEN
- ❖ OWN KITCHEN WITH APPLIANCES
- ❖ WELL-PRESENTED & HIGH CEILING
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER E

**\*\* Single Tenants Only \*\* Available Immediately \*\* Unfurnished \*\*** A well-presented first floor Bedsit/Studio, situated within this well-maintained detached building, conveniently located only 0.2 miles from South Croydon Train Station and 0.4 miles from Lloyd Park Tram Stop. The Tenant will manage their own Electricity account with the supplier and the following costs will be paid direct to the Landlord: Water Rates - £192pa. Council Tax £91pcm (Quoted July 2026).

The Bedsit/Studio measures 13'11 x 11'3, it enjoys a high ceiling, has a well-planned kitchen with ample storage & appliances provided, the large window is double glazed, and there is a modern electric storage heater. The Tenant has access to a smart three-piece shower room suite & separate WC, which is shared with just one other resident.

Externally, there is a large communal lawn to the rear for Tenants to use. Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal home for a single professional.

