

FOLKLANDS



MUGGERIDGE CLOSE, SOUTH CROYDON

MONTHLY RENTAL OF £1,350





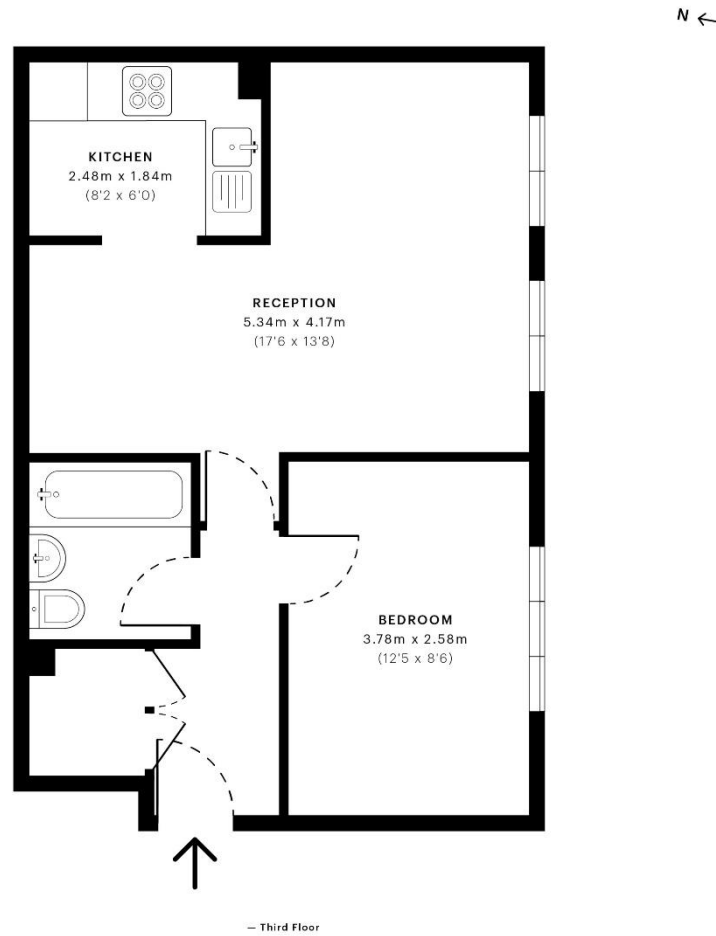












GROSS INTERNAL AREA (GIA)
The footprint of the property
42.35 sqm / 455.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features.
Excludes rooms over 2.0m head height
40.45 sqm / 435.49 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 2.0m
0.00 sqm / 0.00 sqft

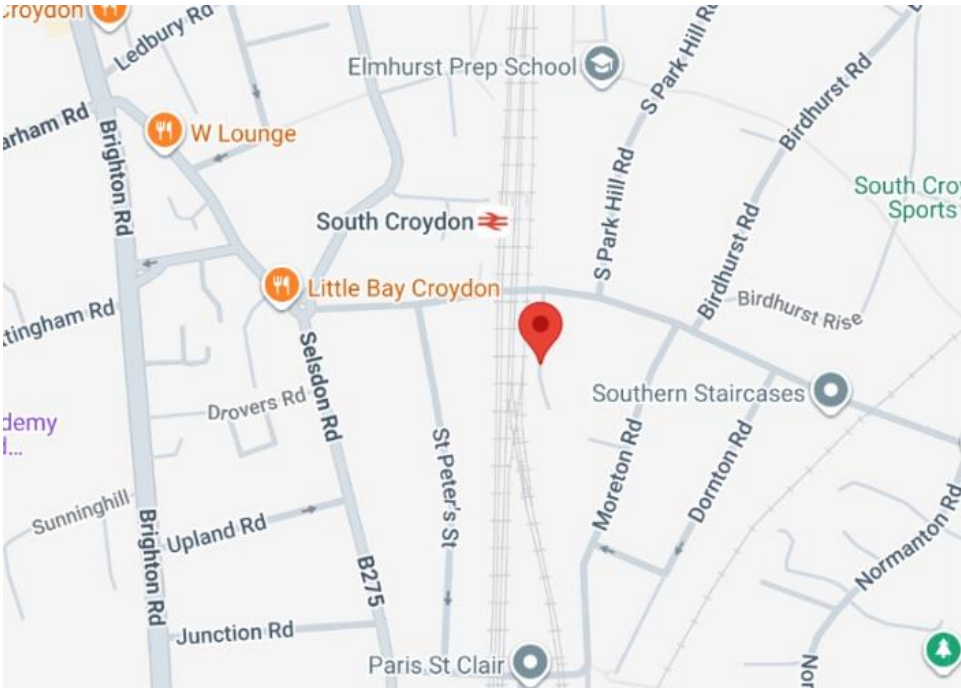


Specs Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and graphics are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

17905.28 MESSONETAL - 42.35 sqm / 455.85 sqft
17905.28 MESSONETAL - 40.45 sqm / 435.49 sqft

SPEC ID: 563cf9c381e250a0e534d4940

- ❖ AVAILABLE 1ST OF MARCH 2026
- ❖ PART-FURNISHED
- ❖ TOP FLOOR ONE DOUBLE BEDROOM FLAT
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ WELL MAINTAINED DEVELOPMENT
- ❖ FULL SOUTH FACING ASPECT
- ❖ EPC EER C



**** Available 1st of March 2026 ** Part-Furnished ** Off Road Parking ** South Facing Aspect **** A well-presented one double bedroom top floor apartment, situated in a tranquil position within this well-maintained development, conveniently located only 0.1 miles from South Croydon train station and nearby the 64 & 433 bus stop.

This bright & airy apartment benefits from being well decorated throughout, it boasts an allocated parking space & further parking for a visitor. The property is fully double glazed, it features ample hallway storage, and it enjoys a high energy rating (C). This property is nestled in the corner of Muggeridge Close, which affords it more tranquillity, and residents benefit from a large well-tended communal garden.

The accommodation comprises a large bedroom, a three-piece bathroom suite, ample hallway storage, a 17'6 L-shaped lounge/dining room, and a contemporary fitted kitchen with appliances included.

Furthermore, this property sits close by to a wide range of local conveniences, it 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 ideal home for a single professional or couple.

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