

# FOLKLANDS



MUGGERIDGE CLOSE, SOUTH CROYDON

MONTHLY RENTAL OF £1,350



A small dining area featuring a light-colored wooden table and two matching chairs with dark, padded seats and backs. A potted plant sits on the table.











No ball  
games allowed

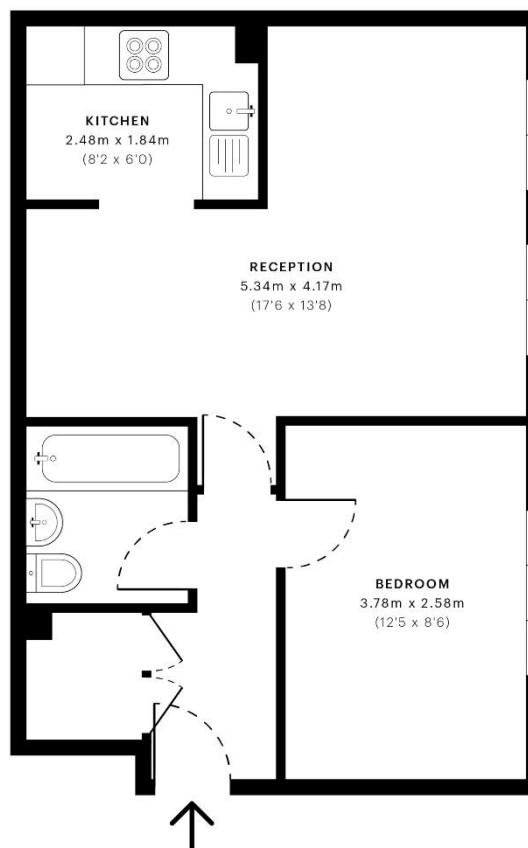
SW16 2DN

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N ←



— Third Floor



Specified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and gardens are illustrative only and reflect floor plans from client 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.

GROSS INTERNAL AREA: 42.35 sqm / 455.85 sqft  
NET INTERNAL AREA: 40.45 sqm / 435.49 sqft  
EXTERNAL STRUCTURAL FEATURES: 0.00 sqm / 0.00 sqft  
RESTRICTED HEAD HEIGHT: 0.00 sqm / 0.00 sqft

GROSS INTERNAL AREA: 42.35 sqm / 455.85 sqft

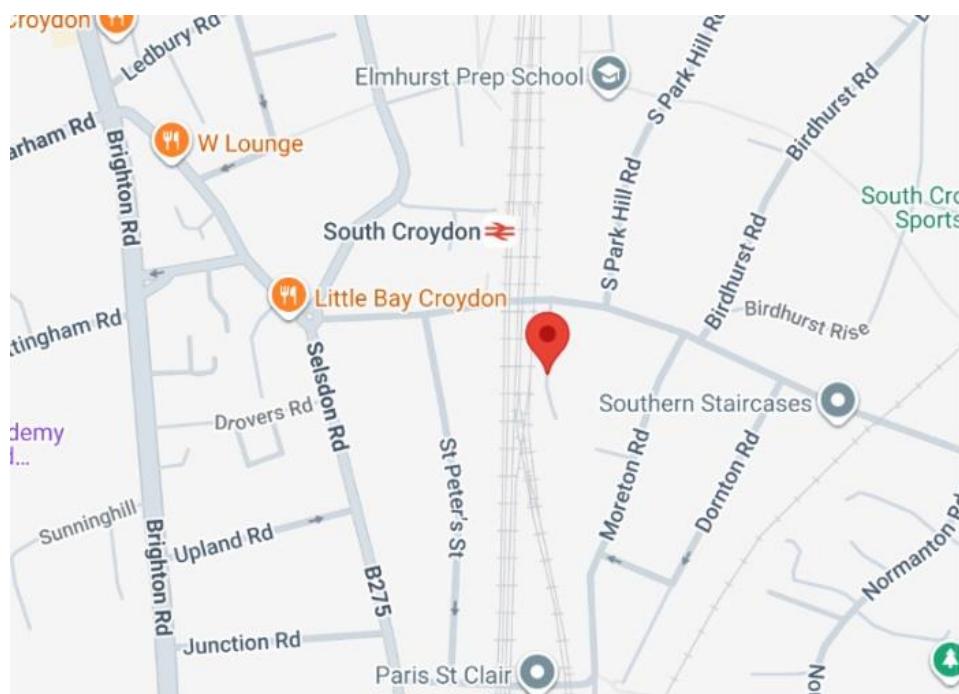
NET INTERNAL AREA: 40.45 sqm / 435.49 sqft

EXTERNAL STRUCTURAL FEATURES: 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT: 0.00 sqm / 0.00 sqft

SPEO ID: 563cf9c381e250a0e534d4940

- ❖ AVAILABLE 1<sup>ST</sup> 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 1<sup>st</sup> 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.

