



FOLKLANDS

SOUTHCOTE ROAD, LONDON
MONTHLY RENTAL OF £2,800















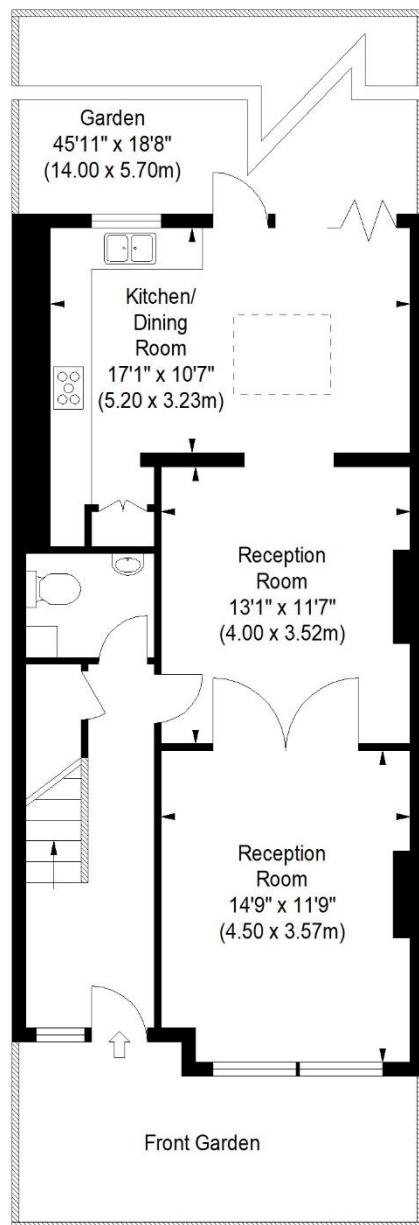




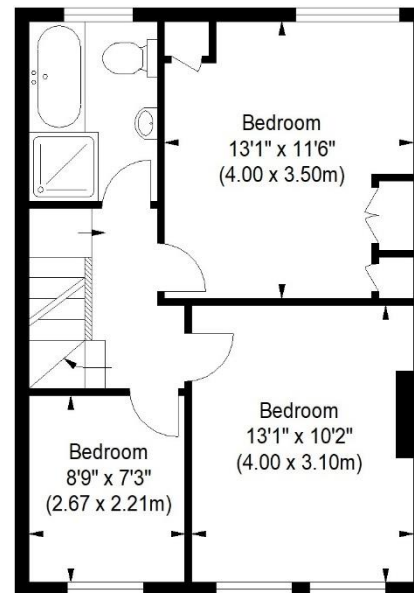


Southcote Road

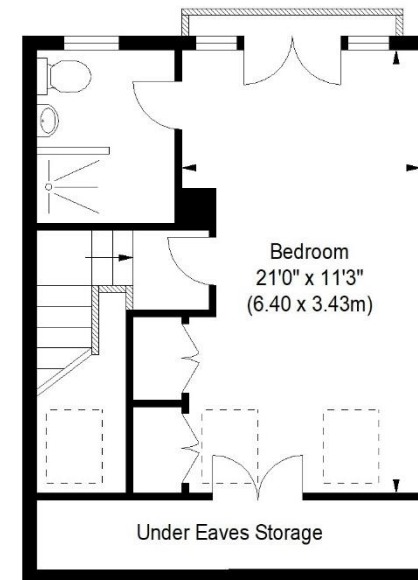
Approximate Gross Internal Area
1621 sq ft / 150.58 sq m



Ground Floor



First Floor



Second Floor

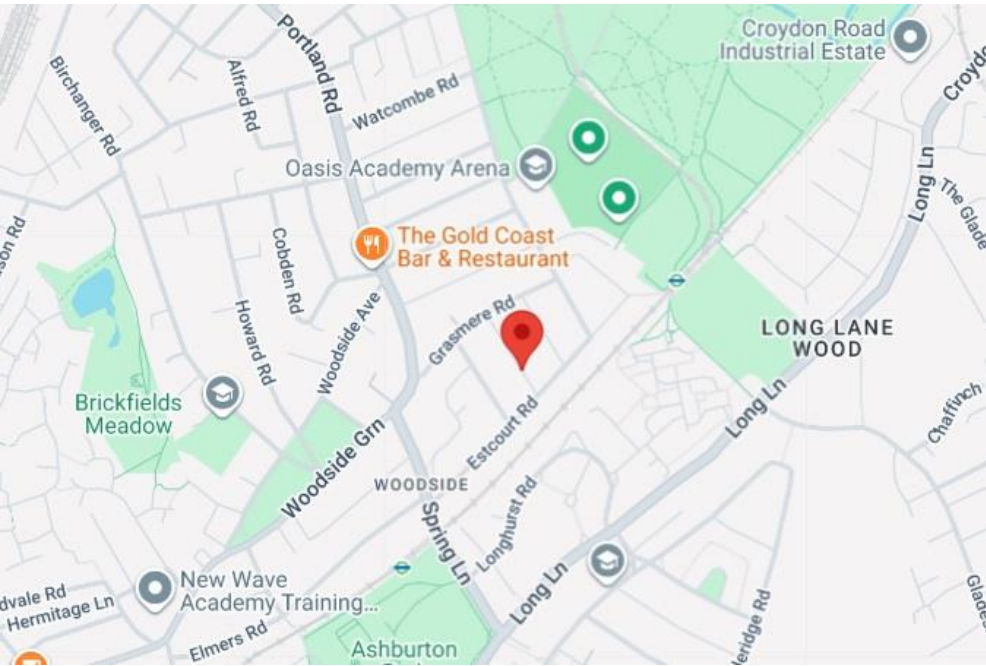
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 2ND OF NOVEMBER 2026
- ❖ UNFURNISHED
- ❖ FOUR BEDROOMS + TWO BATHROOMS
- ❖ PERIOD TERRACE HOUSE - 1621 SQFT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXTENDED KITCHEN/DINER & DOWNSTAIRS WC
- ❖ SOUTH WEST FACING REAR GARDEN
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER C



A superbly presented four-bedroom period terrace house situated within this quiet residential road, conveniently located only 0.2 miles from the local Tram stop and 0.7 miles from Norwood Junction, providing fast train connections into London (12 mins to London Bridge) & Overground connections.

This bright & spacious home boasts 1621 SQFT of floor space, has a luxury specification throughout and boasts a southwest facing landscaped rear garden. Notable features include a large extended kitchen/dining room, two luxury bathrooms and a downstairs WC. Additionally, the property is fully double glazed, has a modern gas central heating system, there is hard flooring throughout and excellent fitted storage.

The accommodation to the first and second floor comprises a large en-suite loft bedroom with Juliette balcony & wet-room, two further sizeable double bedrooms, a fourth bedroom and a luxury four-piece family bathroom suite. To the ground floor there is a generous entrance hall with understairs storage, a downstairs WC/Utility room, an exquisite living room with fitted shutters & a feature fireplace, a further reception room and a bright & spacious 17' kitchen/dining room with breakfast-bar, dining space and bi-folding doors (The kitchen comes equipped with a full complement of white goods). Externally, the southwest facing rear garden features a large sundeck, an array of established raised flowerbeds and a garden shed.

Furthermore, this property sits moments away from the open green spaces of Ashburton Park and the massive expanse of South Norwood Country Park and is also within close proximity of several well-regarded local primary & secondary schools. In our opinion this property would be an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		