

FOLKLANDS



ST. JAMES'S ROAD, WEST CROYDON

MONTHLY RENTAL OF £1,150









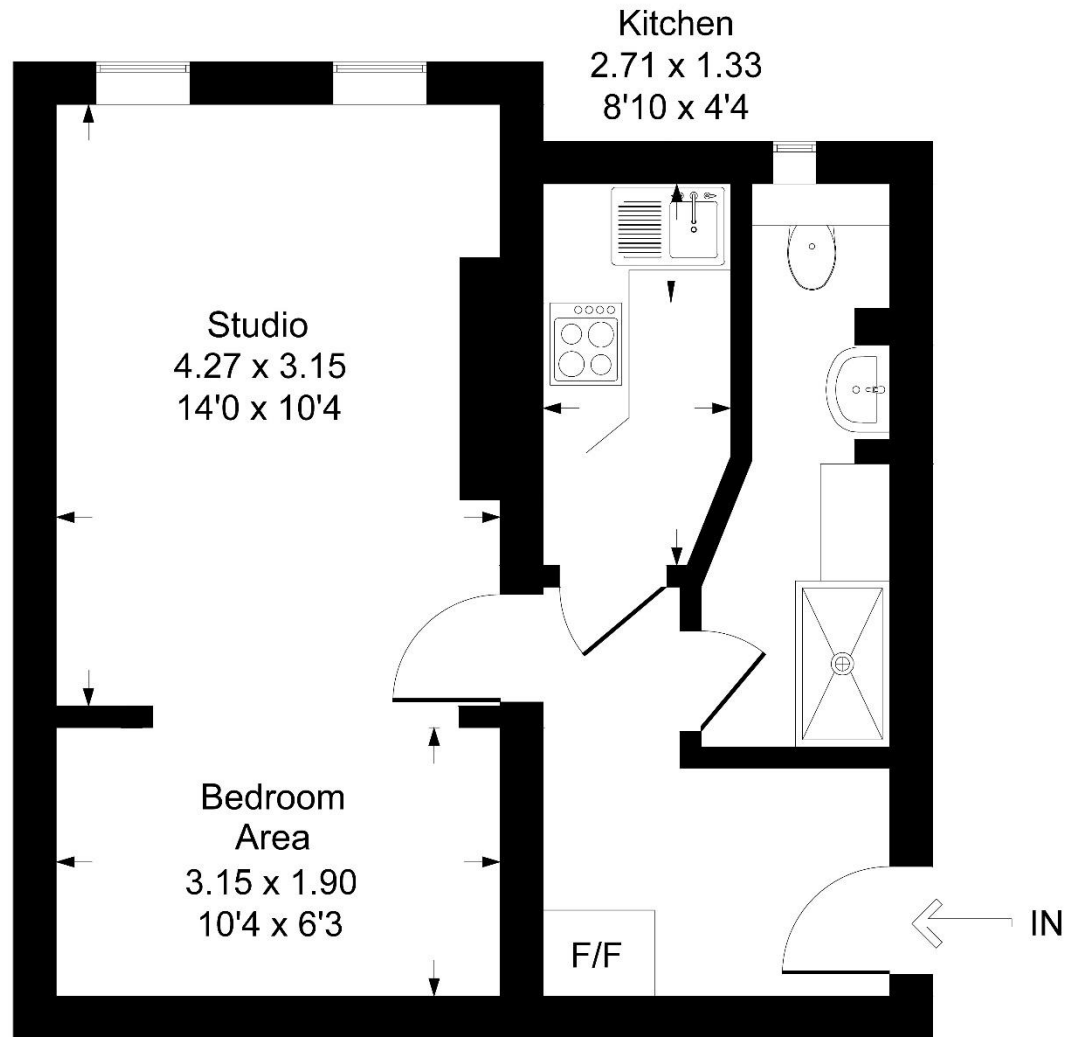






St. James Court, Croydon, CR0 2SE

Approximate Gross Internal Area = 39.29 sq m / 423 sq ft



Floor Plan

Illustration for identification purpose only, measurements approximate, and not to scale.

- ❖ AVAILABLE 12TH OCTOBER 2026
- ❖ FULLY FURNISHED
- ❖ LARGE GROUND FLOOR STUDIO FLAT
- ❖ SUPERBLY PRESENTED
- ❖ SEPARATE KITCHEN & BEDROOM AREA
- ❖ SET AWAY FROM THE ROAD (REAR BLOCK)
- ❖ 0.4 MILES FROM WEST CROYDON TRAIN STATION
- ❖ VIEWS OVER COMMUNAL GARDENS
- ❖ WELL MANAGED DEVELOPMENT
- ❖ EPC EER D



**** Available 12th October 2026 ** Furnished **** A superbly presented ground floor studio apartment, set within this well-maintained 1930's apartment block, conveniently located only 0.4 miles from West Croydon Train & Tram station and nearby an abundance of local bus routes.

This larger than average studio has been superbly renovated by the present owner and provides a well-considered layout. The apartment is fully double glazed with views over the communal grounds & rose beds, it has high-ceilings and benefits from a separate bedroom area. Parking is available to rent within the development; alternatively, it is possible to obtain a council parking permit to park on nearby roads.

The accommodation comprises a functional entrance hallway with space for a tall fridge/freezer, a smartly appointed shower room with housing for a washer/ dryer, a separate fitted kitchen and a large studio room with extra-tall windows, space for a living area & dining table, and a curtained bedroom area with space for wardrobe storage.

Furthermore, this property sits moments away from a plethora of local shops, cafes & restaurants and is approximately half a mile from Croydon town centre with its abundance of retail shops. This is fundamentally a great studio apartment and an early appointment to view is recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		