

FOLKLANDS

SOUTH END, CROYDON
MONTHLY RENTAL OF £1,350

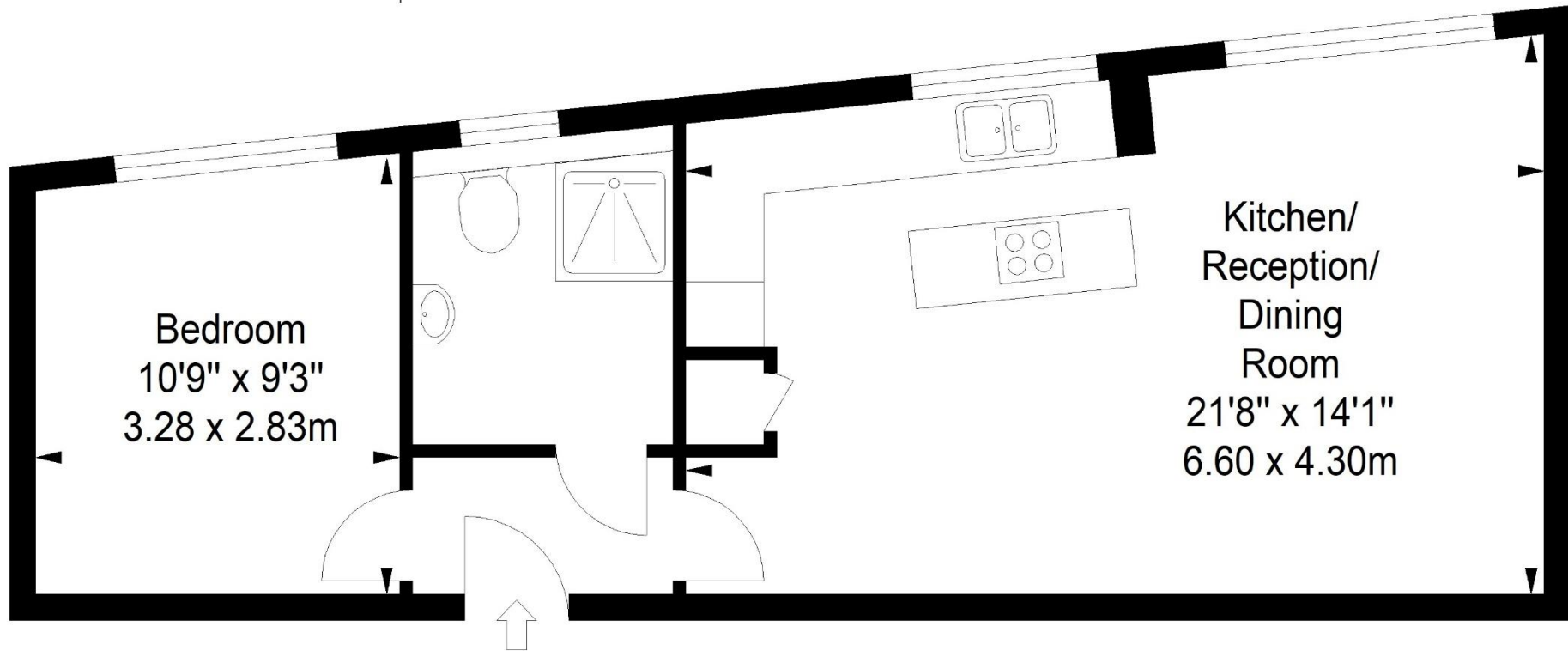






South End, Croydon

Approximate Gross Internal Area
460 sq ft / 42.74 sq m



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

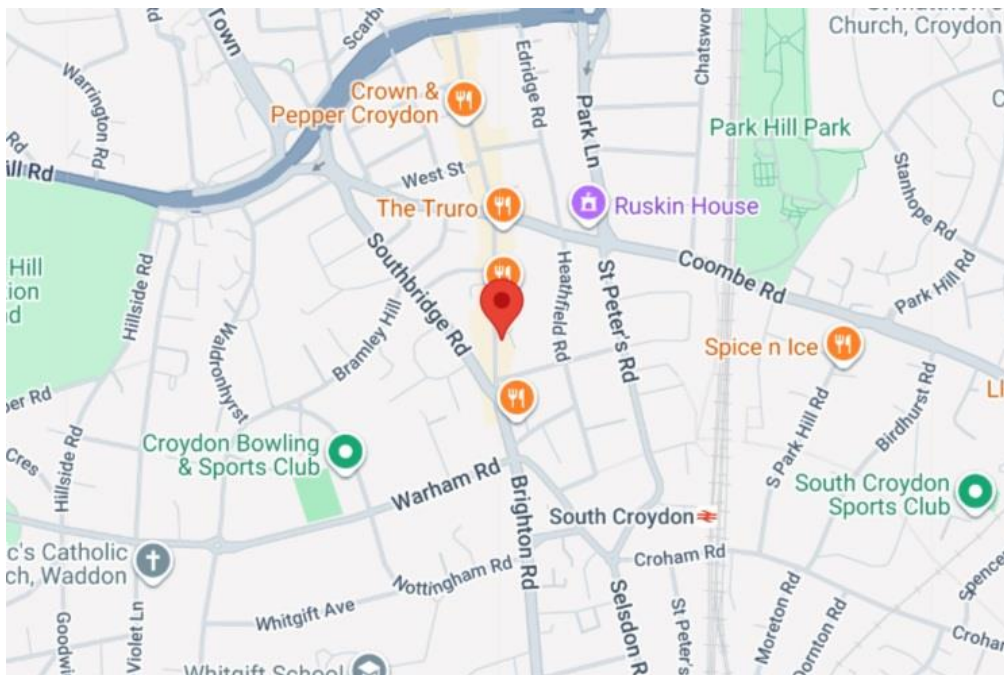
- ❖ ONE DOUBLE BEDROOM
- ❖ SECOND FLOOR FLAT
- ❖ BRAND NEW APARTMENT
- ❖ BEAUTIFULLY APPOINTED THROUGHOUT
- ❖ UNFURNISHED
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ LARGE LOUNGE/KITCHEN
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER C

**** Available Immediately ** Unfurnished ** Brand New Apartment**
**** A beautifully presented one double bedroom second floor apartment situated within this popular location, conveniently positioned only 0.3 miles from South Croydon train station & 0.6 miles from the local Tram Link.**

This bright & spacious apartment has been developed to an exemplary standard and benefits from double glazing throughout, high quality fixtures & fittings and a secure entrance.

The accommodation comprises one double bedroom, an ultra-stylish three-piece shower room with walk-in cubicle & ample storage and a 21'8 x 14'1 kitchen/ living room with a fully integrated contemporary kitchen; boasting a kitchen island.

Furthermore, this property sits on the doorstep of Croydon's restaurant quarter, with its wide range of shops, bars & independent restaurants; it is nearby to the highly acclaimed Box Park complex and is moments away from the open green spaces of Park Hill Park. Along with the excellent rail connections, the local Tram stop on George Street is close by and there is a plethora of local bus routes making this a very convenient location to live in.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		