

# FOLKLANDS



BLenheim CRESCENT, SOUTH CROYDON

MONTHLY RENTAL OF £820

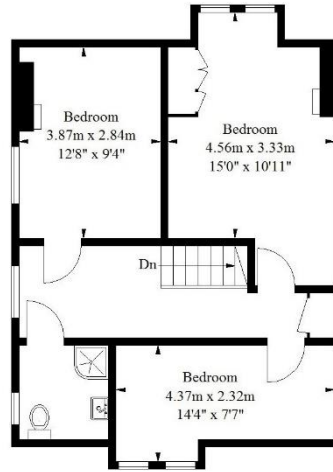




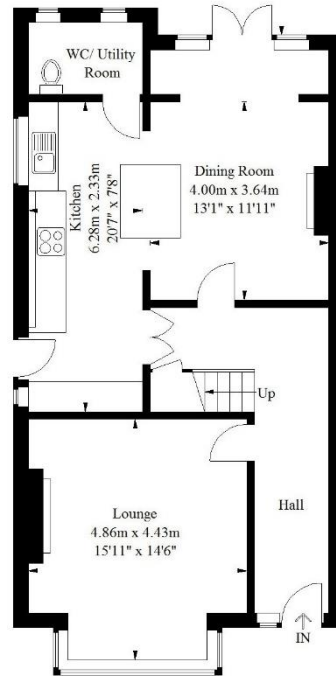


# Blenheim Crescent, South Croydon

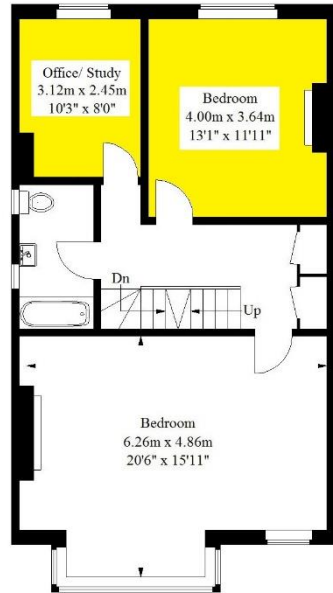
Approximate Gross Internal Area  
191.7 sq m / 2064 sq ft



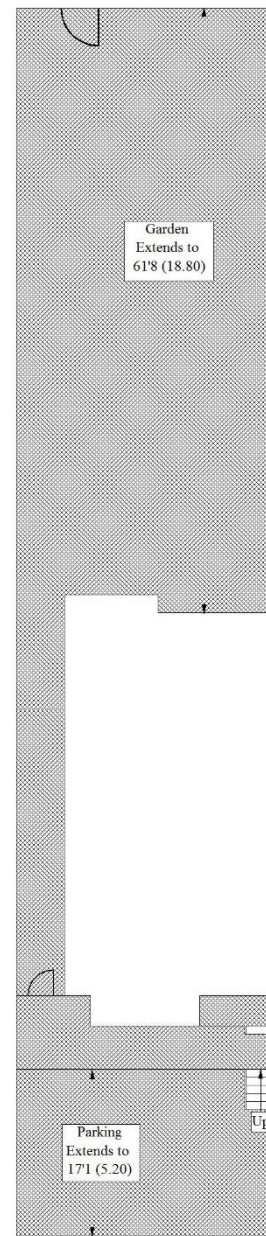
**Second Floor**  
52 sq m / 560 sq ft



**Ground Floor**  
73.2 sq m / 788 sq ft



**First Floor**  
66.5 sq m / 716 sq ft



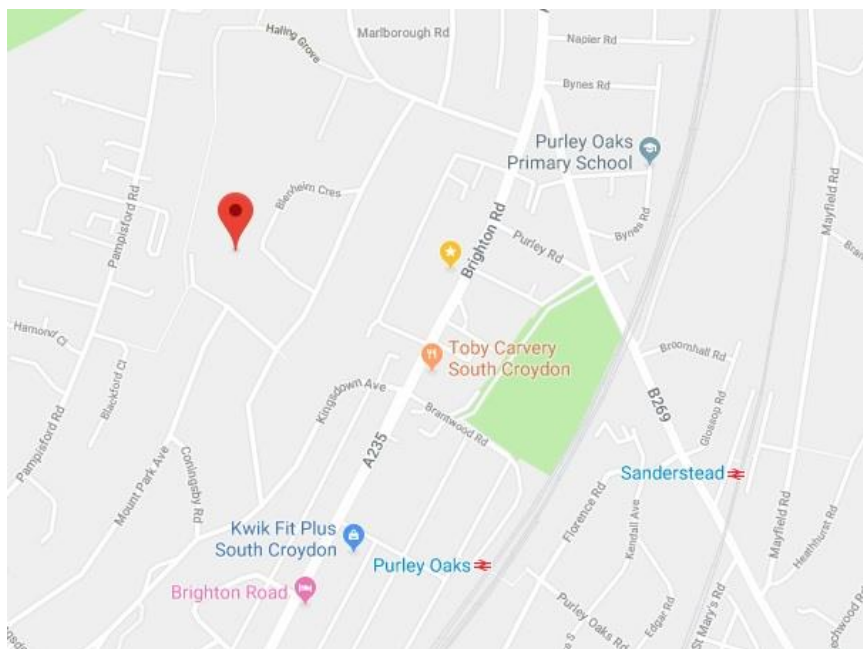
(Not To Scale)  
**Site Plan**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2017 (ID 384795)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ DOUBLE BEDROOM & SEPARATE OFFICE/STUDY INCLUDED
- ❖ SINGLE OCCUPANTS ONLY (NO COUPLES)
- ❖ AVAILABLE IMMEDIATELY
- ❖ FULLY FURNISHED
- ❖ WELL PRESENTED THROUGHOUT
- ❖ QUIET RESIDENTIAL ROAD
- ❖ USE OF LARGE SOUTH/WEST FACING REAR GARDEN
- ❖ A BEAUTIFUL SEMI-DETACHED HOUSE
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EPC EER E



**\*\* SINGLE professional house sharers ONLY \*\* Bedroom & Study \*\*** House share in this beautiful period home, situated within this quiet residential road, conveniently located only 0.4 miles from Purley Oaks train station and 0.5 miles from Sanderstead train station.

Offered to the market as fully furnished, you benefit from having two rooms, a sizeable double bedroom, and the addition of an office/study.

The property is well presented throughout, benefits from a large south westerly facing rear garden, has a wonderful kitchen/dining room and a large living room, along with a downstairs WC.

Furthermore, there are two smartly presented bathrooms that will be shared amongst the tenants living in the house. Given that there is a bonus study included and with super-fast broadband, this property will be ideal for those needing to work from home. The following are included within the rent payment: Council Tax, Water, Broadband, cleaning of the communal parts and a regular gardening service. The tenant will be responsible for one quarter of the gas & electric bills. Only professional tenants need apply and **SINGLE OCCUPANTS ONLY.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		