

# FOLKLANDS



SOUTH END, CROYDON

MONTHLY RENTAL OF £1,950









# South End, Croydon

Approximate Gross Internal Area

777 sq ft / 72.15 sq m

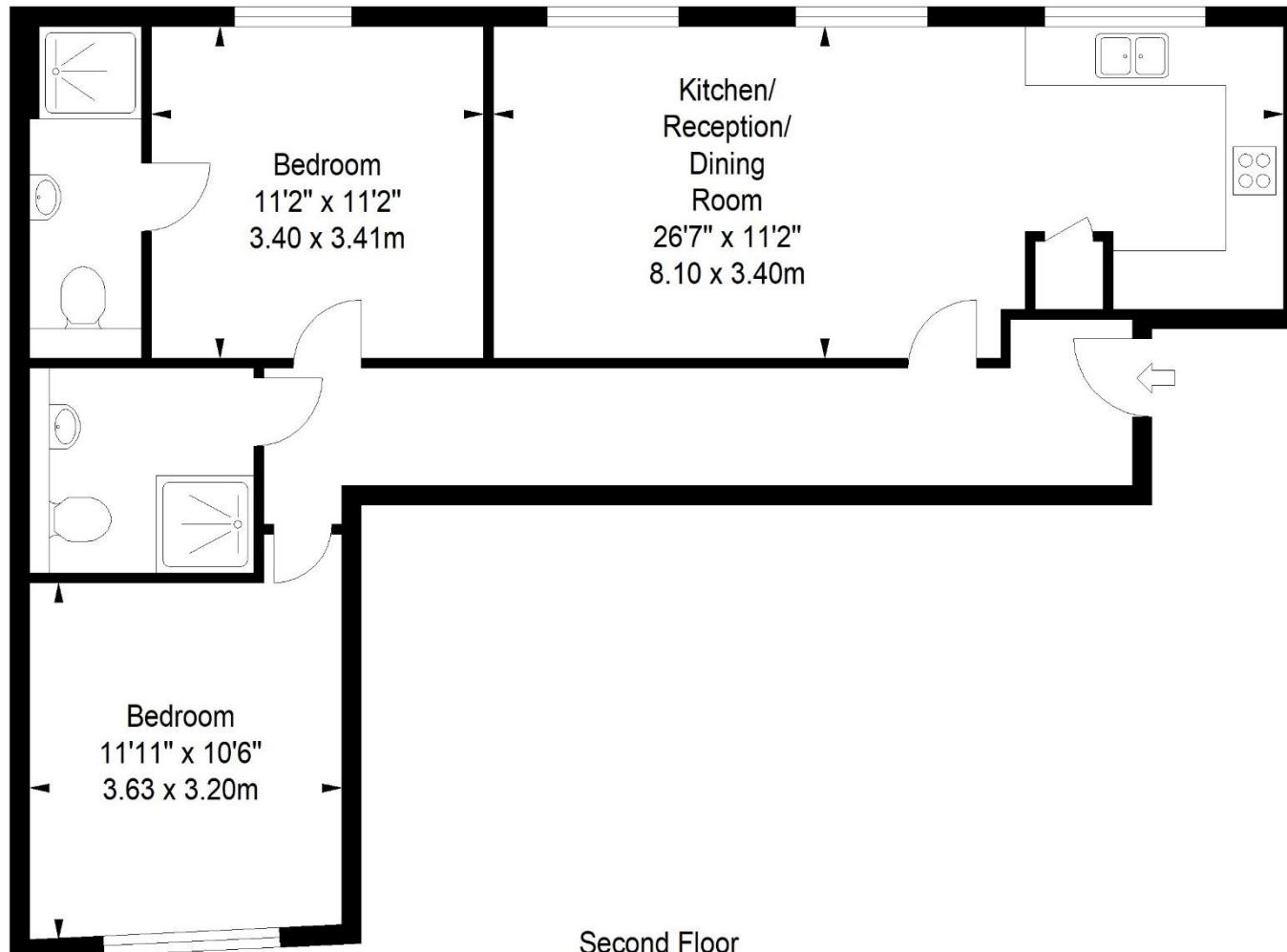
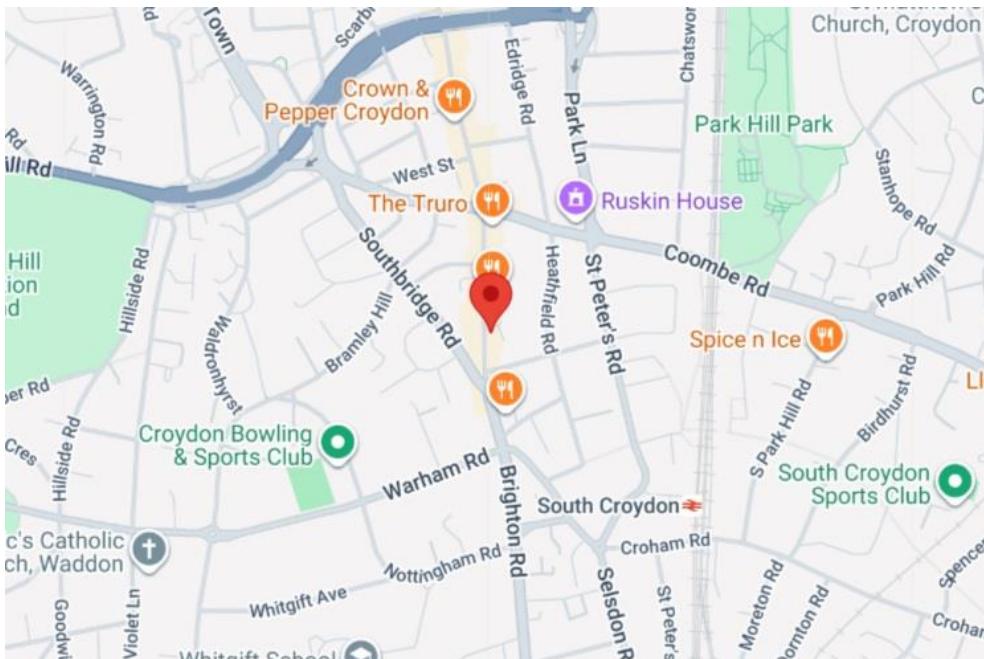


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOMS + TWO BATHROOMS
- ❖ SECOND FLOOR FLAT
- ❖ BRAND NEW APARTMENT
- ❖ BEAUTIFULLY APPOINTED THROUGHOUT
- ❖ UNFURNISHED
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 777 SQFT OF FLOOR SPACE
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER TO FOLLOW



**\*\* Available Immediately \*\* Unfurnished \*\* Brand New Apartment \*\*** A beautifully presented two double bedroom/ two-bathroom 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 two double bedrooms, an en-suite shower room, an additional ultra-stylish three-piece shower room with walk-in cubicle & ample storage and a 26'7 kitchen/ living room with a fully integrated contemporary kitchen.

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.