

FOLKLANDS

ST. PETERS ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,550













St Peters Road

Approximate Gross Internal Area  
610 sq ft / 56.66 sq m  
(Including Garden Office)



Upper Ground Floor

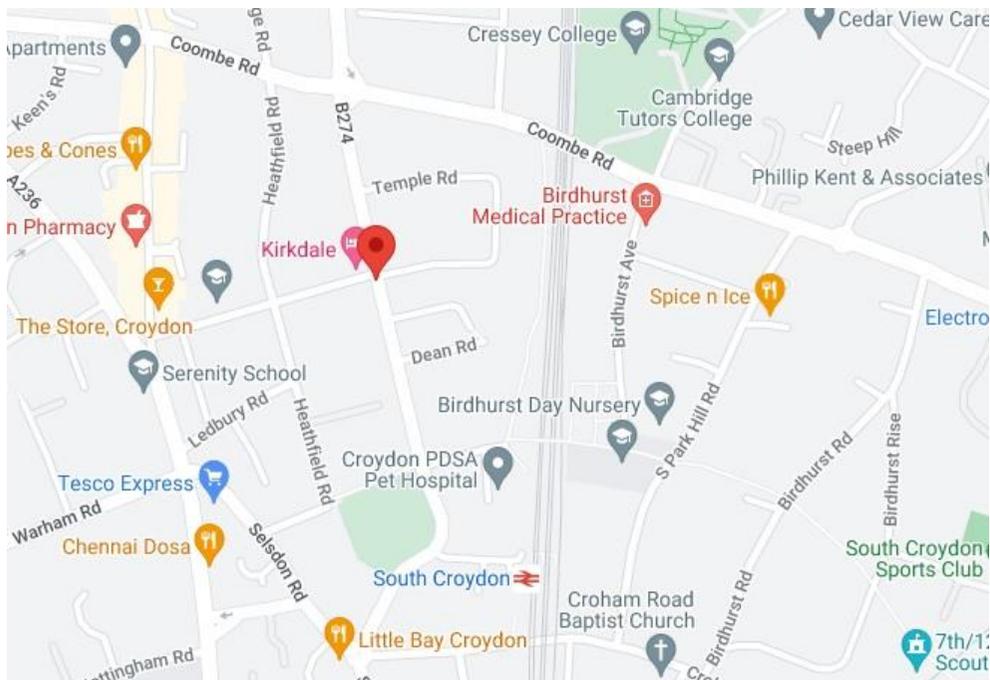
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ ONE DOUBLE BEDROOM - PERIOD CONVERSION
- ❖ LARGE PRIVATE GARDEN
- ❖ GARDEN OFFICE WITH LIGHTING & POWER
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ EXCEPTIONAL CEILING HEIGHT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL SHOPS, BARS & RESTAURANTS
- ❖ EPC EER C



**\*\* Available Immediately \*\* Unfurnished \*\* Large Private Rear Garden \*\* Garden Office \*\* Off-Road Parking \*\*** A well-presented one double bedroom raised ground floor Victorian conversion flat, situated within this popular location, conveniently located only 0.2 miles from South Croydon train station.

This bright & airy apartment boasts exceptionally high ceilings, it has large double-glazed windows and features a modern gas-central heating system. Externally, there is a large private west facing rear garden with an entertainment deck, pristine lawn & an insulated garden office.

The property also features an allocated parking space to the front of the building. The accommodation comprises one double bedroom, a large bay-fronted lounge/diner with feature fireplace, a modern fitted kitchen with door onto the terrace/garden, and a stylish bathroom suite with shower over-bath.

Furthermore, this property sits moments away from a plethora of shops, bars and restaurants, and is nearby the open green spaces of Park Hill Park. We feel that this property would make an ideal home for a single professional or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		