

FOLKLANDS

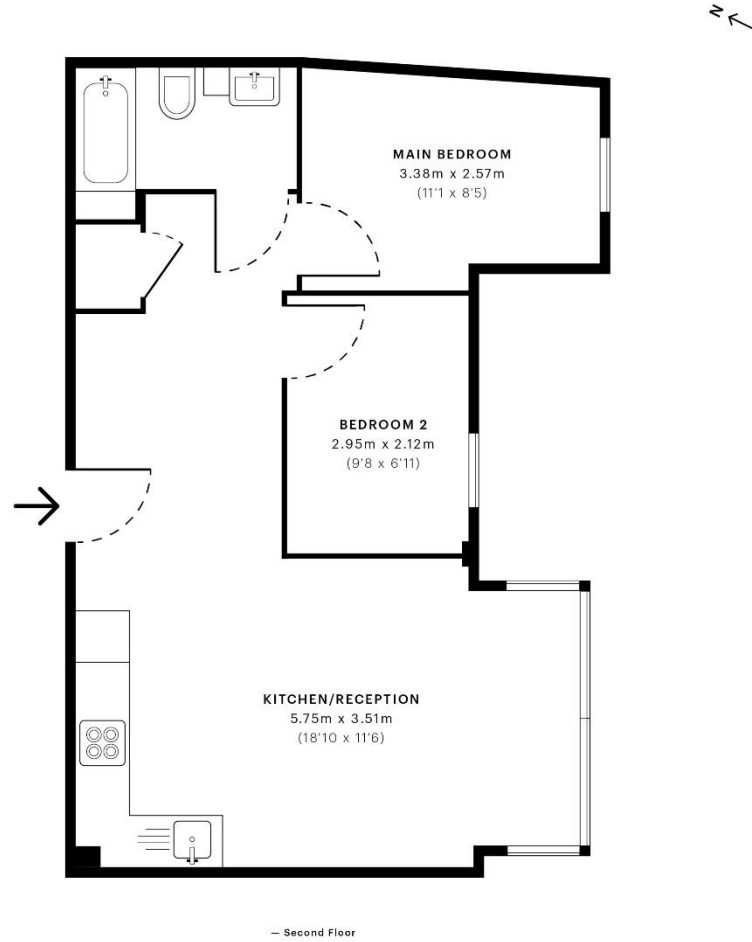
SCARBROOK ROAD, CENTRAL CROYDON
MONTHLY RENTAL OF £1,525











GROSS INTERNAL AREA (GIA)
To the face of the property.
47.82 sqm / 514.73 sqft

GFA (GROSS FLOOR AREA)
Includes walls and external features.
Includes walkways, roofed balconies, etc.
16.76 sqm / 181.32 sqft

FLOORING CONSTRUCTION MATERIALS
Baffles, for joists, voids, etc.
0.00 sqm / 0.00 sqft

INTERIOR VOLUME UNDER 15m
Lift shafts and voids under 15m.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PLAN 00: 02/11/2022 04:28:44 / 514.73 sqft
PLAN 00: 02/11/2022 04:28:44 / 500.67 sqft

SPEC ID: 5635fddef65d6600dcfc078d

- ❖ AVAILABLE 7TH OF AUGUST 2026
- ❖ FULLY FURNISHED
- ❖ TWO BEDROOM APARTMENT
- ❖ SECOND FLOOR WITH LIFT ACCESS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ WELL PRESENTED THROUGHOUT
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ SPACIOUS LIVING AREA
- ❖ EPC EER D

**** Available from 7th of August 2026 ** Fully Furnished ****
 A superbly presented two-bedroom second floor flat situated within this modern apartment block, conveniently located only 0.2 miles from the local tram stop and 0.5 miles from East Croydon train station.

This bright and spacious property enjoys an excellent specification throughout, has integrated appliances, hard-wood flooring in the living room & bedrooms, and benefits from lift access.

The accommodation comprises one double bedroom, a single bedroom/ study, a large open-plan kitchen/reception room with contemporary units & granite work surfaces, and a stylish bathroom suite with shower over bath.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops, bars & restaurants, and a number of local Gyms. In our opinion this property would make an excellent home for a professional couple.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		