

FOLKLANDS

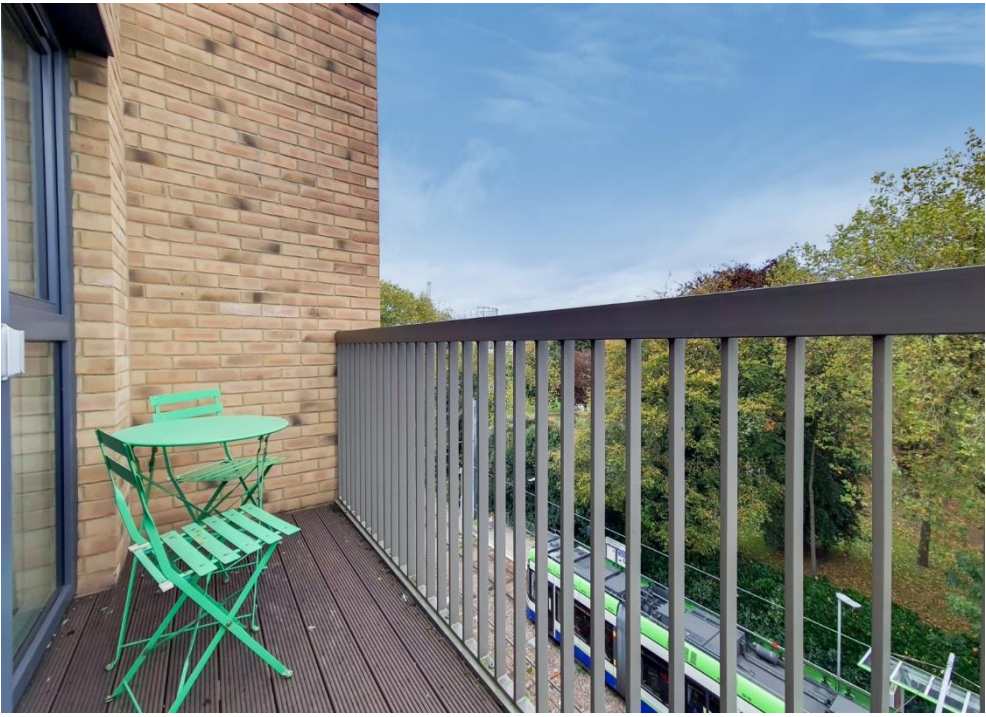


CONNERSVILLE WAY, CROYDON
MONTHLY RENTAL OF £1,475

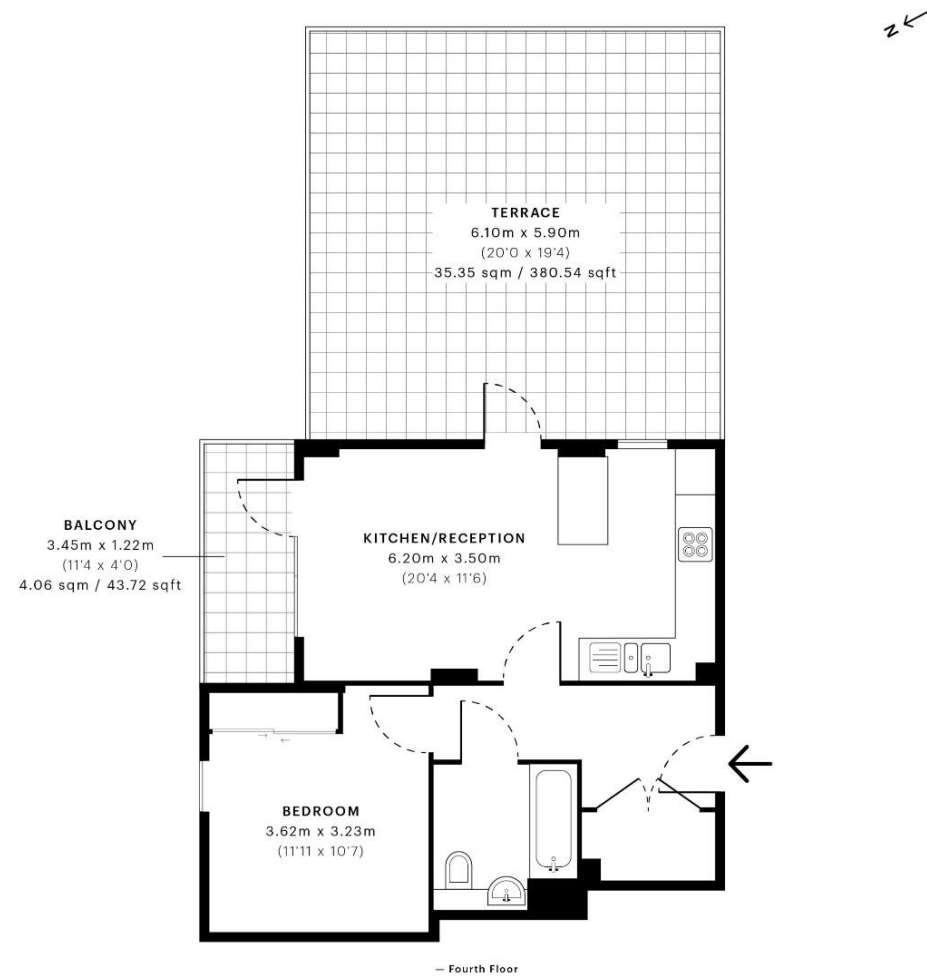












GROSS INTERNAL AREA (GIA)
The footprint of the property
45.75 sqm / 492.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
43.98 sqm / 473.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
39.41 sqm / 424.21 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 85.26 sqm / 917.73 sqft
IPMS 3C RESIDENTIAL 83.96 sqm / 903.74 sqft

spec id 6183ca14e5eef10ddfc672f8

- ❖ AVAILABLE 11TH NOVEMBER 2026
- ❖ FULLY FURNISHED
- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ LARGE ROOF TERRACE & BALCONY
- ❖ ALLOCATED PARKING BAY
- ❖ VIEWS OVER WANDLE PARK
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ BRIGHT & AIRY ACCOMMODATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC FFR C



**** Available 11th November 2026 ** Fully Furnished ** Allocated Parking Space ** Large Roof Terrace **** A well-presented fourth floor one double bedroom apartment situated within this superbly designed modern development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station. The local Tram stop provides direct services to West Croydon (6 minutes), East Croydon (11 minutes) and Wimbledon (22 minutes).

This bright & airy apartment is offered with an allocated parking bay; it has a private balcony and a large roof terrace with views over Wandle Park & a southerly aspect.

The accommodation comprises one double bedroom with a full range of fitted wardrobes, a modern three-piece bathroom suite with shower over bath, a large utility cupboard with ample storage space, and a 20' open-plan kitchen/living room with a kitchen island providing for the ideal dining space.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		