

FOLKLANDS



BIRDHURST ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,250

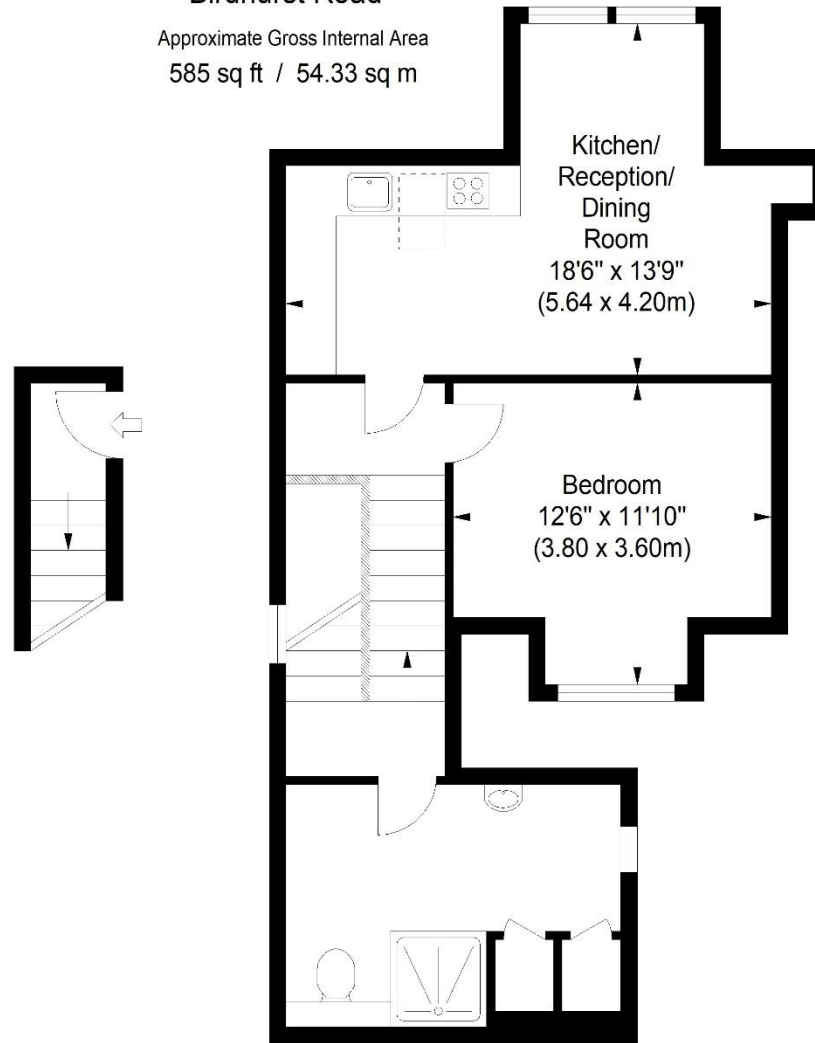






## Birdhurst Road

Approximate Gross Internal Area  
585 sq ft / 54.33 sq m



Second 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

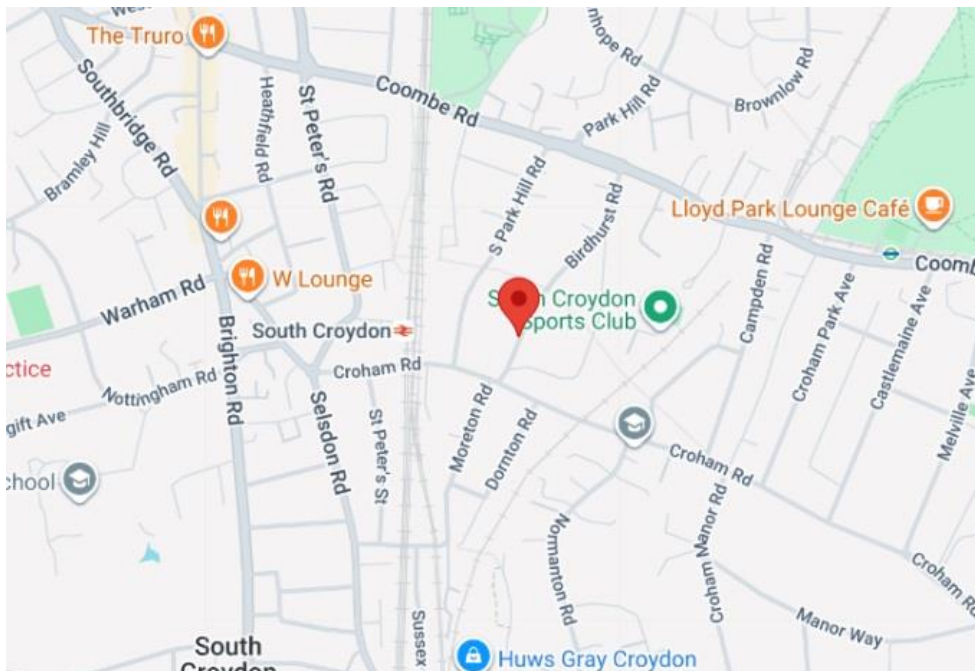
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ WALKING DISTANCE FROM LLOYD PARK
- ❖ BRIGHT & SPACIOUS
- ❖ 585 SQFT
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ EPC EER E

**\*\* Available Immediately \*\* Unfurnished \*\*** A smartly presented one double bedroom top floor purpose built flat, situated within this highly desirable residential road, conveniently located only 0.1 miles from South Croydon train station & approximately 0.5 miles from Lloyd Park Tram stop.

Being top floor, this spacious flat enjoys an abundance of natural light, is fully double glazed and has 585 SQFT of floor space.

The accommodation comprises an 18'6 x 13'9 kitchen/living room, a spacious split-level hallway with natural light, a large shower room with excellent storage and a sizeable double bedroom.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. An early appointment to view is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	41 E
21-38	F		
1-20	G		