

FOLKLANDS



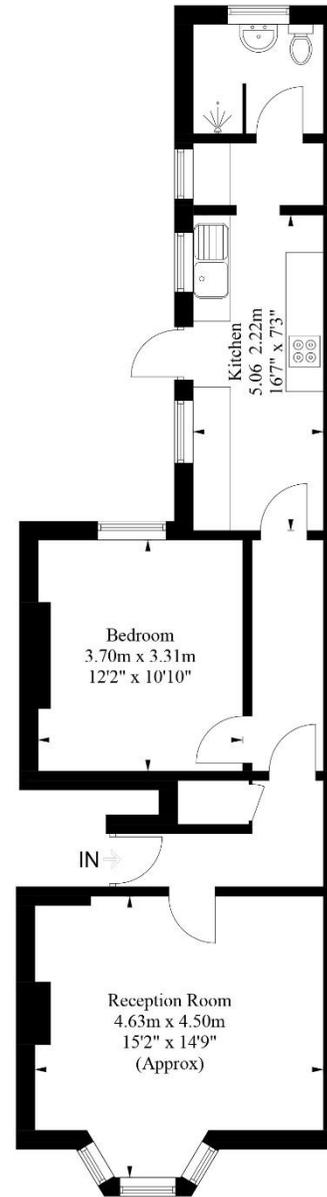
WADDON ROAD, CROYDON
MONTHLY RENTAL OF £1,375





Waddon Road, Croydon

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018040)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 13TH OF MARCH 2026
- ❖ UNFURNISHED
- ❖ LARGE ONE BEDROOM GARDEN FLAT
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ BIG KITCHEN BREAKFAST ROOM
- ❖ SEPARATE UTILITY SPACE
- ❖ PRIVATE GARDEN
- ❖ 0.5 MILES FROM WADDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER C



**** Available 13th of March 2026 ** Unfurnished **** A stylish one double bedroom ground floor garden flat, situated within this popular location, conveniently located only 0.5 miles from both Waddon & West Croydon train stations, and 0.7 miles from East Croydon train station.

This larger than average property enjoys a good finish throughout, it has gas central heating, it is fully double glazed, and it features a private lawned garden.

The accommodation comprises one double bedroom, a large bay-fronted living room, an under-stairs cupboard, a 5m stylish kitchen/breakfast room, a utility space, and a modern wet-room with walk-in cubicle.

Furthermore, this property sits nearby the local tram link, it is only a short walk to Wandle Park, and it is within an easy reach of the abundance of shops, cafes & coffee shops in Croydon town centre. We feel that this property would make a wonderful home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		