

# FOLKLANDS

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20

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CHICHESTER ROAD, PARK HILL  
MONTHLY RENTAL OF £1,425

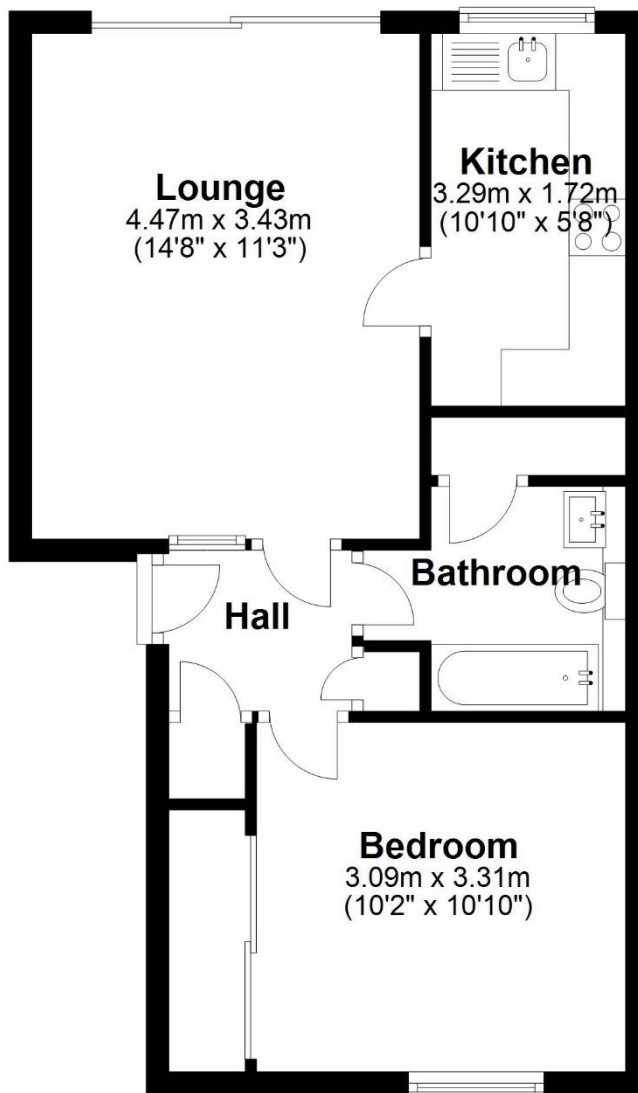






## Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



**Lounge**  
4.47m x 3.43m  
(14'8" x 11'3")

**Kitchen**  
3.29m x 1.72m  
(10'10" x 5'8")

**Bathroom**

**Hall**

**Bedroom**  
3.09m x 3.31m  
(10'2" x 10'10")

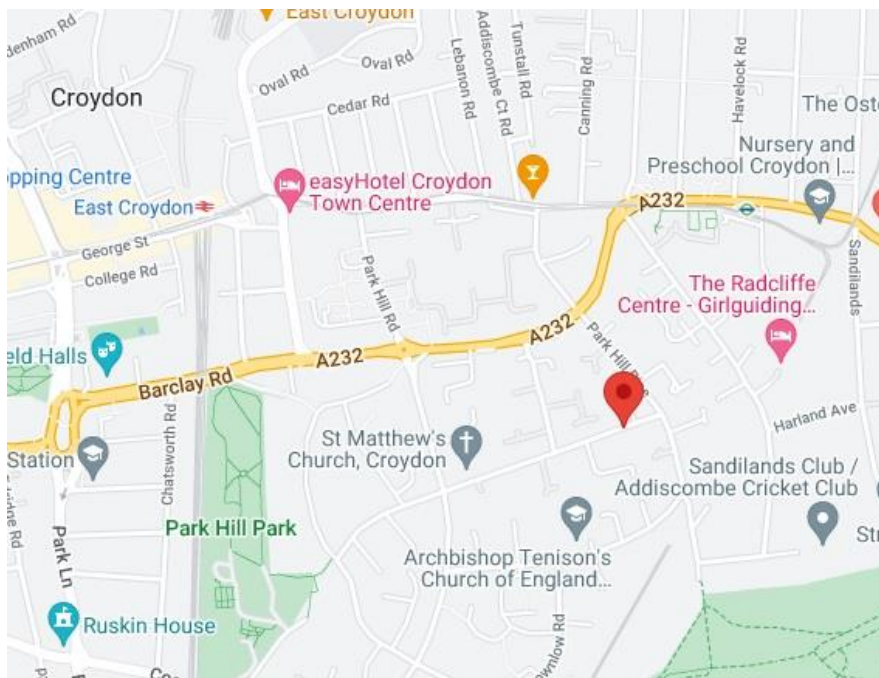
Total area: approx. 42.7 sq. metres (460.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 7<sup>TH</sup> OF AUGUST 2026
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ PRIVATE REAR GARDEN
- ❖ WELL PRESENTED
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ FULLY DOUBLE GLAZED
- ❖ RESIDENTS PARKING
- ❖ EPC EER D



**\*\* Available 7<sup>th</sup> of August 2026 \*\* Unfurnished \*\*** A well presented one double bedroom ground floor garden flat, situated within this popular residential area, conveniently located only 0.6 miles from East Croydon train station and nearby several local bus routes.

This spacious property is fully double glazed and benefits from a stylish finish throughout. Externally there is a private rear garden and tenants will benefit from a parking permit to park on the development.

The accommodation comprises one double bedroom with a full range of wardrobes, hallway storage, a stylish bathroom suite with shower over-bath, a contemporary fitted kitchen with appliances included, and a spacious living room with patio doors leading onto the private garden.

Furthermore, this property sits moments away from both Park Hill Recreational grounds & Lloyd Park and is a short walk to the wide range of shops, cafes & restaurants in central Croydon. We feel that this property would make an ideal home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		