

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £235,000



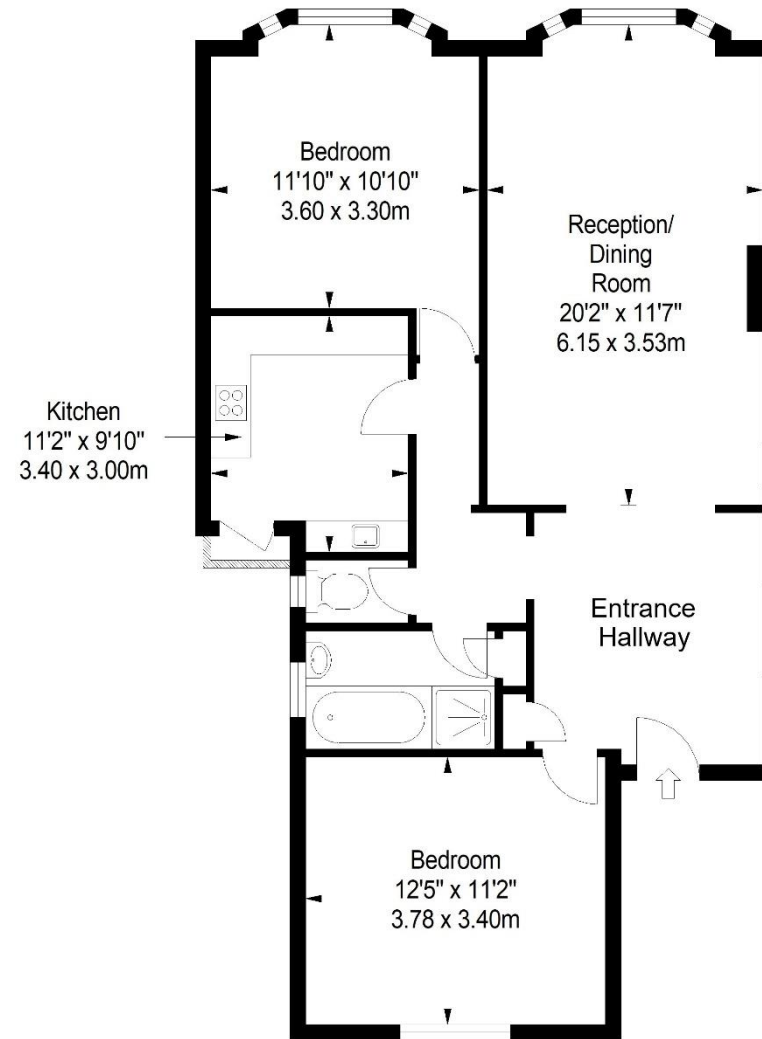






Brighton Road

Approximate Gross Internal Area
790 sq ft / 73.39 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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

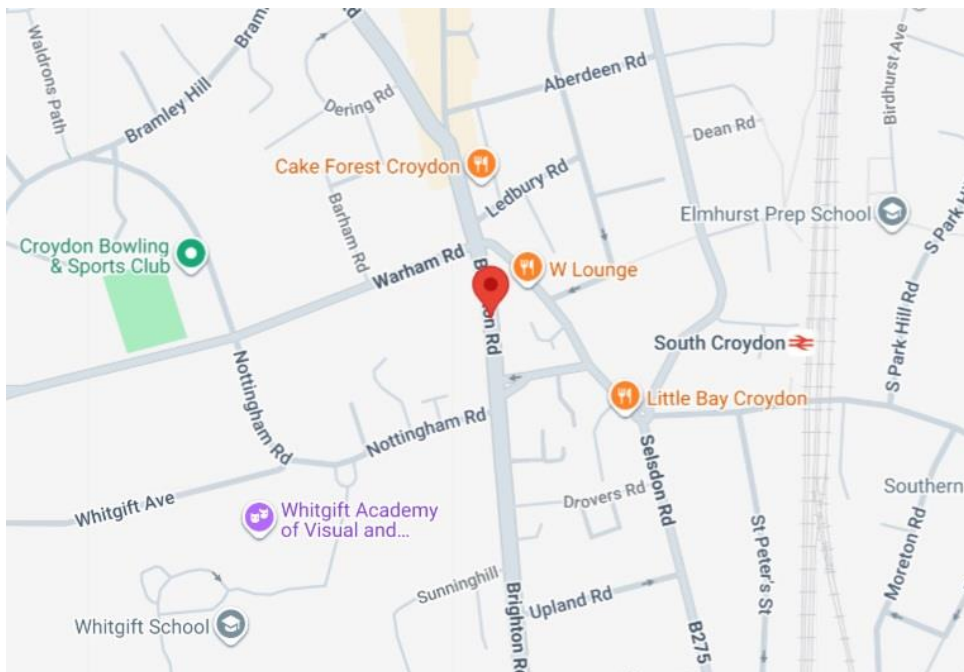
- ❖ TWO DOUBLE BEDROOM SECOND FLOOR FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 790 SQFT OF FLOOR SPACE
- ❖ BRIGHT & SPACIOUS
- ❖ 20' BAY-FRONTED LIVING ROOM
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ LEASE WITH CIRCA 137 YEARS BALANCE
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C

A well-presented and generously proportioned two double bedroom apartment, ideally located just 0.2 miles from South Croydon station, offering excellent links into Central London.

This bright and spacious second floor flat extends to approximately 790 sq ft and features a large dual-aspect reception/dining room, a separate modern kitchen, and two well-sized double bedrooms.

The property further benefits from a long lease (approximately 137 years remaining) and is offered chain free, making it an excellent opportunity for both first-time buyers and investors.

Conveniently positioned within easy reach of local shops, cafes, restaurants and green spaces, this property combines space, location and lifestyle in one attractive package.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |