

FOLKLANDS

MONTAGUE ROAD, WEST CROYDON
GUIDE PRICE £250,000





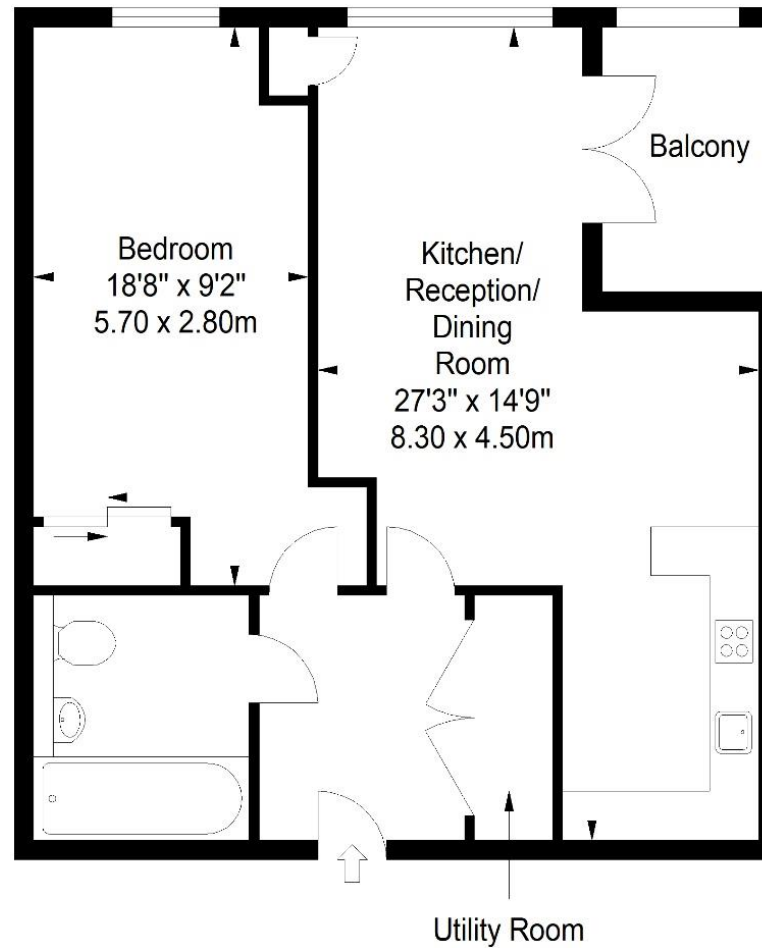






Montague Road

Approximate Gross Internal Area
605 sq ft / 56.20 sq m



First Floor

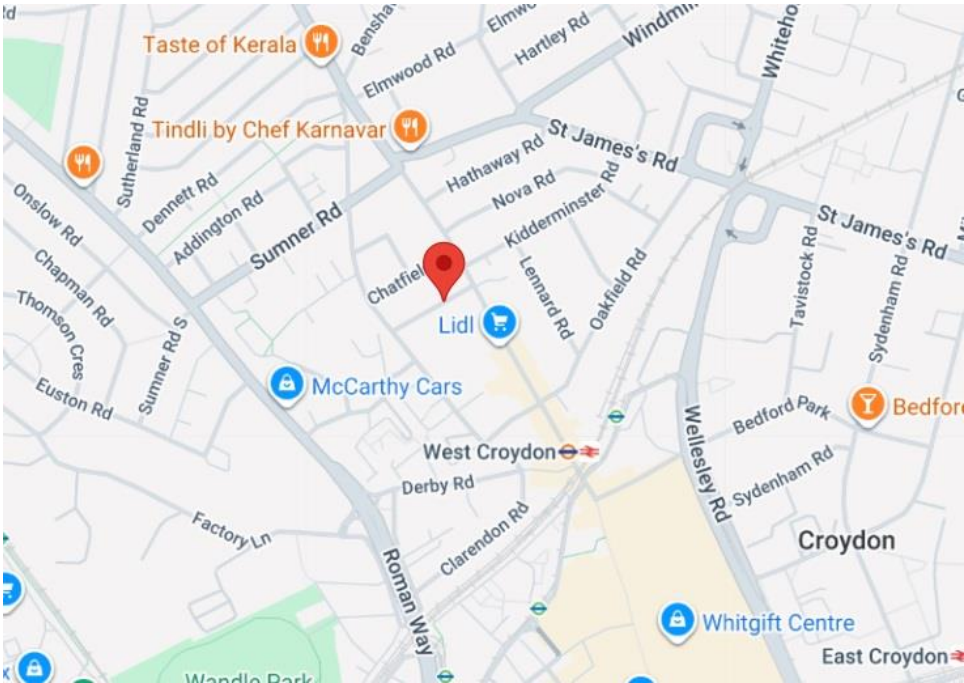
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ LUXURY FINISH THROUGHOUT
- ❖ 605 SQFT OF FLOOR SPACE
- ❖ PRIVATE BALCONY & COMMUNAL GARDEN
- ❖ 27' KITCHEN/RECEPTION ROOM
- ❖ 0.3 MILES FROM WEST CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER B



**** Chain Free ** 605 SQFT ** Luxury Apartment ** Private Balcony **** A superbly presented one double bedroom first floor apartment situated within this stylish apartment block built in 2019, conveniently located only 0.3 miles from West Croydon train station and moments from multiple local bus routes.

This particularly spacious apartment boasts 605 SQFT of floor space and it has a high specification throughout. The property benefits from an excellent energy rating, making it economical to heat, and features underfloor heating with individual room thermostats, allowing tailored comfort in every room. Externally, the flat features a spacious covered balcony and there is access to a large communal garden (With cycle housing).

The accommodation comprises an 18'8 double bedroom with built-in wardrobe, a generous entrance hallway with large utility cupboard and a 27' kitchen/lounge/dining room with a beautifully appointed kitchen that features integrated appliances & a breakfast bar.

Furthermore, this property sits nearby the plethora of shops, cafes & restaurants along London Road & Croydon town centre and it is a short walk from the open green spaces of Wandle Park. Additionally, the large Lidl supermarket and local gym are just steps away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		