

FOLKLANDS



WHITESTONE WAY, CROYDON

GUIDE PRICE £275,000











Whitestone Way

Approximate Gross Internal Area
680 sq ft / 63.17 sq m

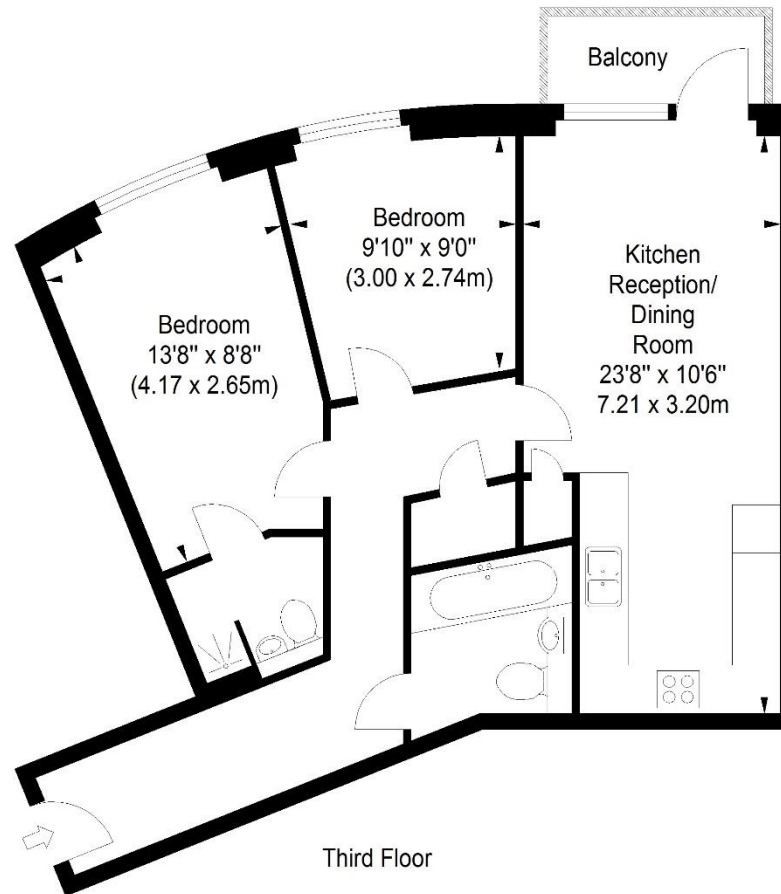


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ TWO DOUBLE BEDROOMS
- ❖ THIRD FLOOR FLAT
- ❖ PRIVATE BALCONY
- ❖ TWO BATHROOMS
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 23' LOUNGE/KITCHEN
- ❖ CONCIERGE SERVICE
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER B



**** Chain Free **** A stylish two double bedroom third floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station.

This spacious apartment boasts an elevated aspect, has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the development’s concierge service, and they have access to well-kept communal grounds.

The accommodation comprises a large main bedroom with an en-suite shower room, a second double bedroom, a stylish three-piece bathroom suite with a shower over bath, a sizeable utility cupboard with plenty of storage space, a separate store cupboard, and a 23' open-plan living room with a contemporary fitted kitchen (Including integrated appliances). Externally, the property features a sizeable balcony which enjoys pleasant views.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		