



FOLKLANDS

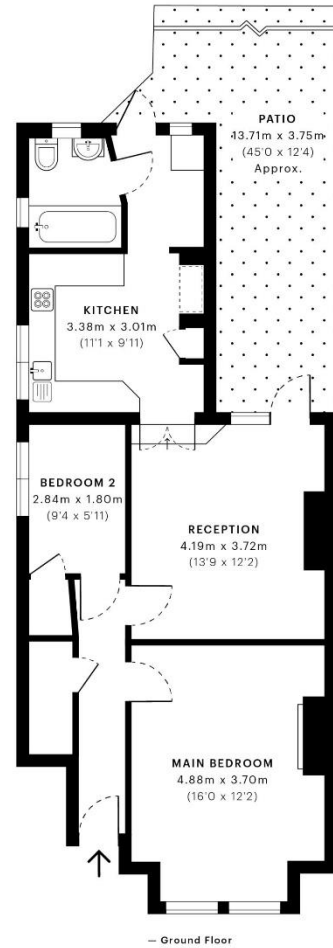
BRIGHTON ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £1,650











GROSS INTERNAL AREA (GIA)
The footprint of the property
64.96 sqm / 699.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.02 sqm / 646.05 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.46 sqm / 4.95 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 63.90 sqm / 687.81 sqft
IPMS 3C RESIDENTIAL 60.23 sqm / 649.31 sqft

SPEC ID 626168247f055a0dc9d985c5

- ❖ AVAILABLE 1ST OF DECEMBER 2026
- ❖ UNFURNISHED
- ❖ TWO BEDROOMS
- ❖ PRIVATE REAR GARDEN
- ❖ ALLOCATED PARKING BAY
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL GYM
- ❖ LARGE FITTED KITCHEN
- ❖ EPC EER D



**** Available 1st of December 2026 ** Unfurnished **** A well-presented two-bedroom ground floor apartment situated in the heart of Purley Oaks, conveniently located only 0.2 miles from Purley Oaks train station and 0.3 miles from Sanderstead train station, which collectively provide direct links to both London Bridge & London Victoria stations.

This bright & spacious property benefits from a private entrance, has gas central heating, and boasts a private West facing rear garden. Additionally, the property features a private parking space.

The accommodation comprises a large bay-fronted master bedroom, a second bedroom/office with fitted wardrobe, ample under stairs storage, a spacious living room, an 11'1 x 9'1 fitted kitchen with breakfast bar, a modern three-piece bathroom with shower over-bath, and a small utility area.

Furthermore, this property sits moments from a range of local convenience stores, the open green spaces of South Croydon recreational grounds and is less than a mile from Purley train station & town centre. In our opinion this property would make a wonderful home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		