

FOLKLANDS



HOLMESDALE ROAD, CROYDON  
MONTHLY RENTAL OF £1,250

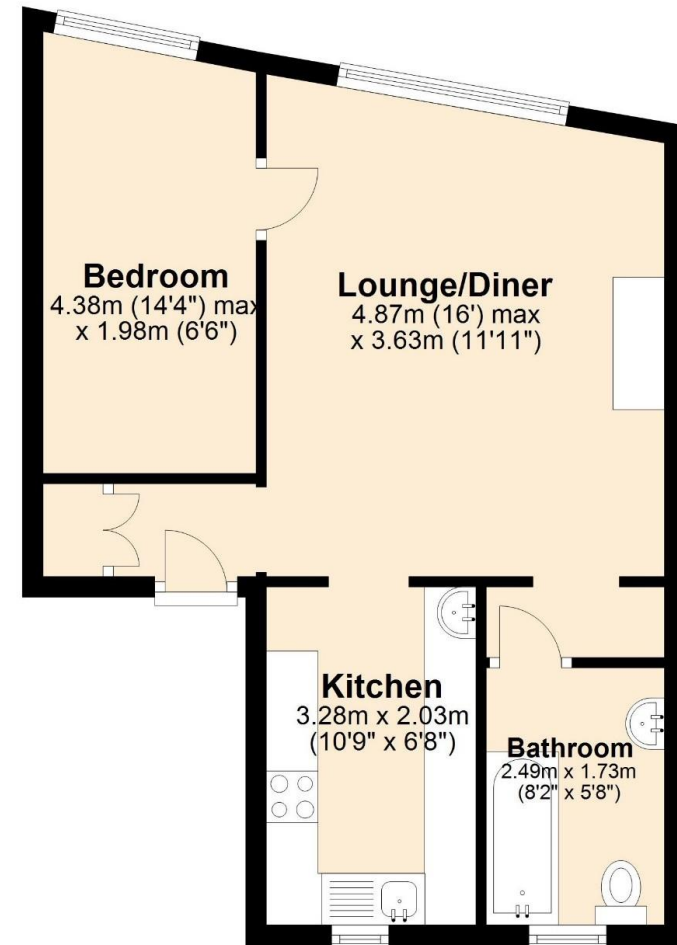






## First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 41.4 sq. metres (446.0 sq. feet)

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

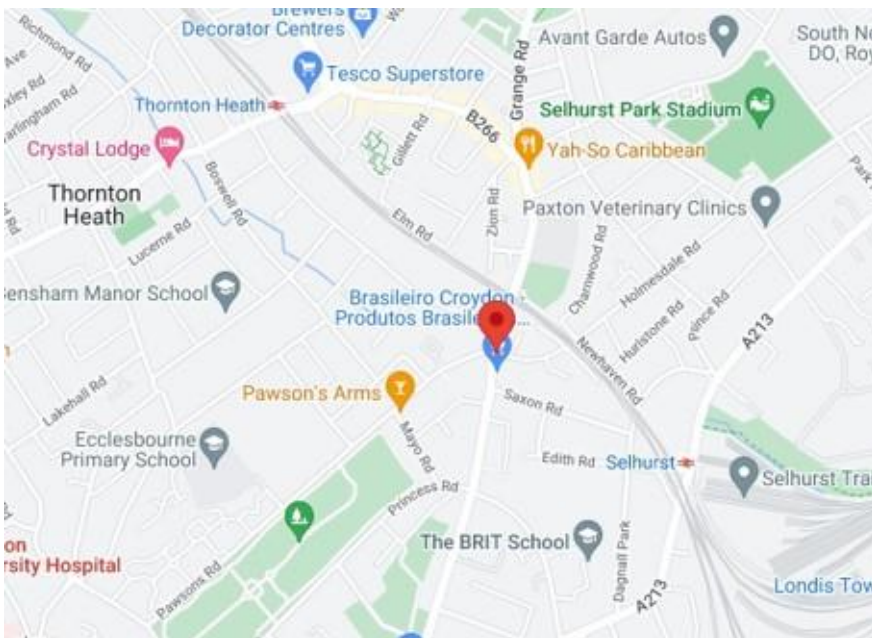
- ❖ AVAILABLE 1ST OF SEPTEMBER 2026
- ❖ FULLY FURNISHED
- ❖ ONE DOUBLE BEDROOM FLAT - FIRST FLOOR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE LIVING ROOM - SEPARATE FITTED KITCHEN
- ❖ 0.3 MILES FROM SELHURST TRAIN STATION
- ❖ ONE MILE FROM WEST CROYDON TRAIN STATION
- ❖ GAS CENTRAL HEATING VIA A COMBI-BOILER
- ❖ FULLY DOUBLE GLAZED
- ❖ EPC EER D

**\*\* Available 1st of September 2026 \*\* Fully Furnished \*\*** A well-presented one double bedroom first floor conversion flat, situated within this popular location, conveniently located 0.3 miles from Selhurst train station, 0.5 miles from Thornton Heath train station, and circa one mile from West Croydon train station.

This bright & airy property is fully double glazed, and it has gas central heating via a modern combi-boiler.

The accommodation comprises one double bedroom, a spacious lounge/ dining room, a 10'9 x 6'8 fitted kitchen, and a smartly fitted bathroom suite.

Furthermore, this property sits moments away from a wide range of local amenities, it is approximately one mile from Croydon town centre, and is nearby several local parks, including Grangewood Park & South Norwood Country Park. In our opinion, this property would make an excellent home for a professional single or couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		