

FOLKLANDS



SELSDON ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £1,350





Selsdon Road

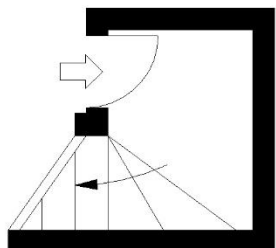
Approximate Gross Internal Area
701 sq ft / 65.09 sq m



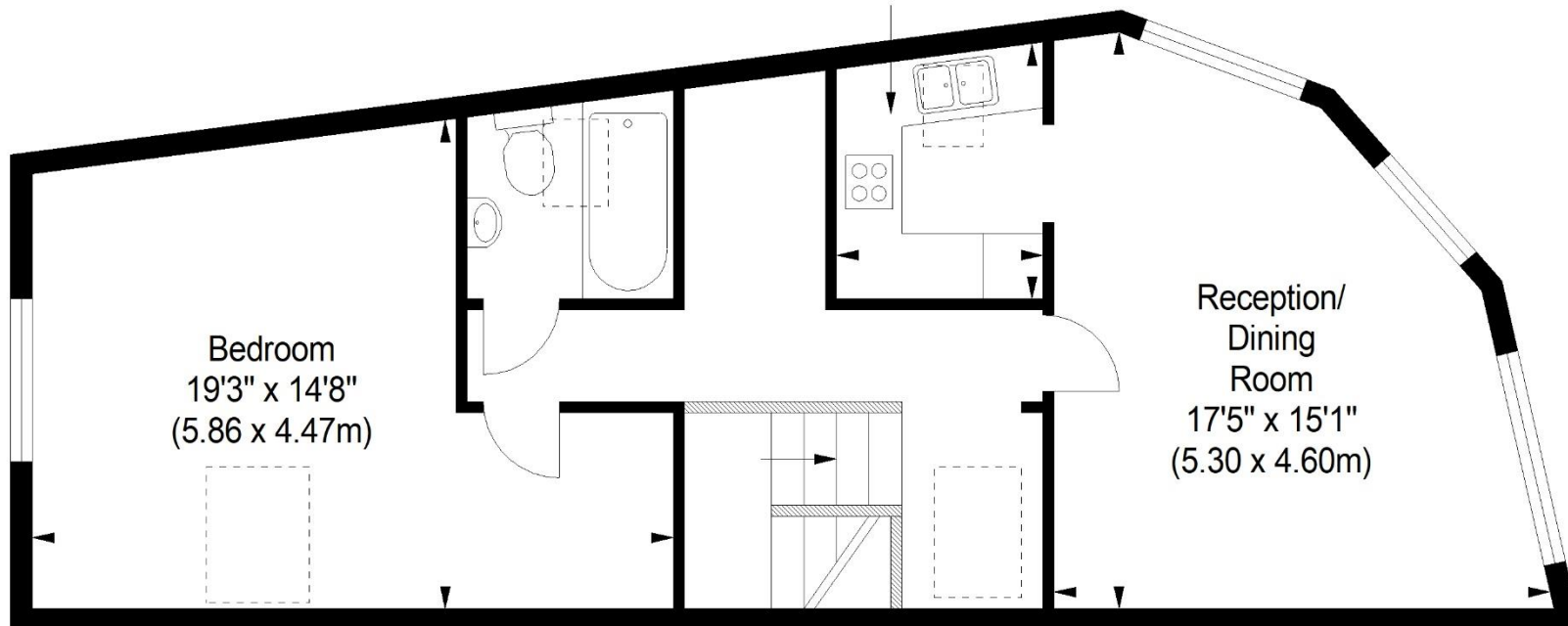
Kitchen
7'8" x 6'3"
(2.34 x 1.90m)

Bedroom
19'3" x 14'8"
(5.86 x 4.47m)

Reception/
Dining
Room
17'5" x 15'1"
(5.30 x 4.60m)



First Floor



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

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ SECOND FLOOR APARTMENT
- ❖ VIBRANT HIGH STREET LOCATION
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEWLY RENOVATED
- ❖ NEW COMBI BOILER
- ❖ BRIGHT & SPACIOUS ACCOMMODATION
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A newly renovated second floor apartment situated on this vibrant high street, conveniently located only moments from South Croydon train station and nearby a plethora of local bus routes.

This bright & spacious property enjoys a large footprint, with new flooring throughout, excellent decor, a newly fitted kitchen and a brand-new combi boiler. Additionally, there is excellent storage space and large double-glazed windows making this a particularly bright property.

The Accommodation comprises one large double bedroom, a spacious entrance hallway with utility/ storage space, a modern three-piece bathroom suite with shower over-bath, a stylish fitted kitchen and a 17'5 reception/ dining room.

Furthermore, this property conveniently sits amongst a wide range of shops, cafes and stores on Selsdon road, and is walking distance from the wonderful open spaces of Park Hill Park. We feel that this property would make the ideal home for a professional single or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		