

FOLKLANDS



BIRDHURST RISE, SOUTH CROYDON
MONTHLY RENTAL OF £1,600





Vaillant

Hotpoint

Hotpoint

Washing machine control panel with various settings and a digital display.

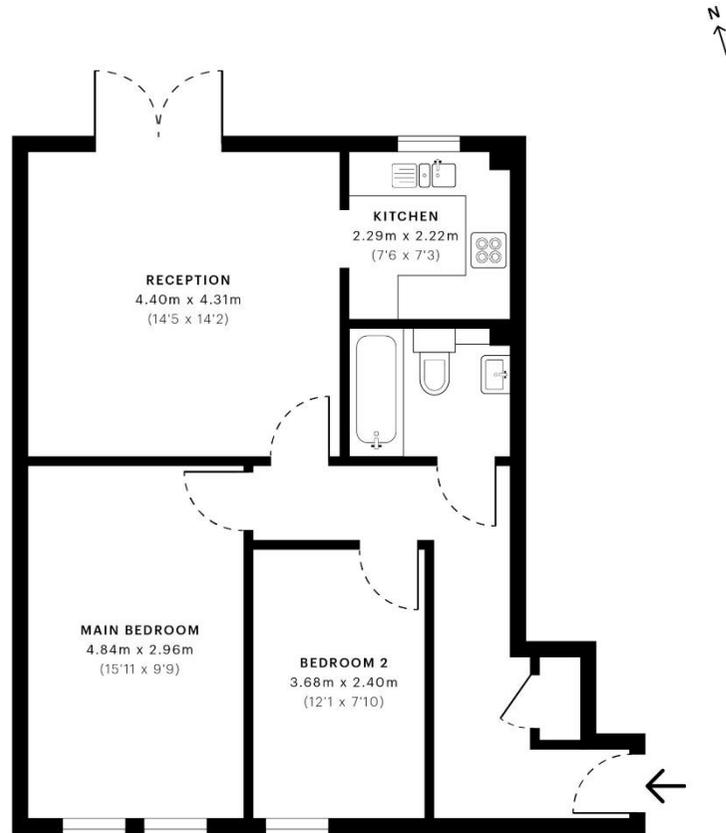
Oven control panel with a digital display and buttons.

Gas hob with four burners.









— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.28 sqm / 691.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.46 sqm / 650.79 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft

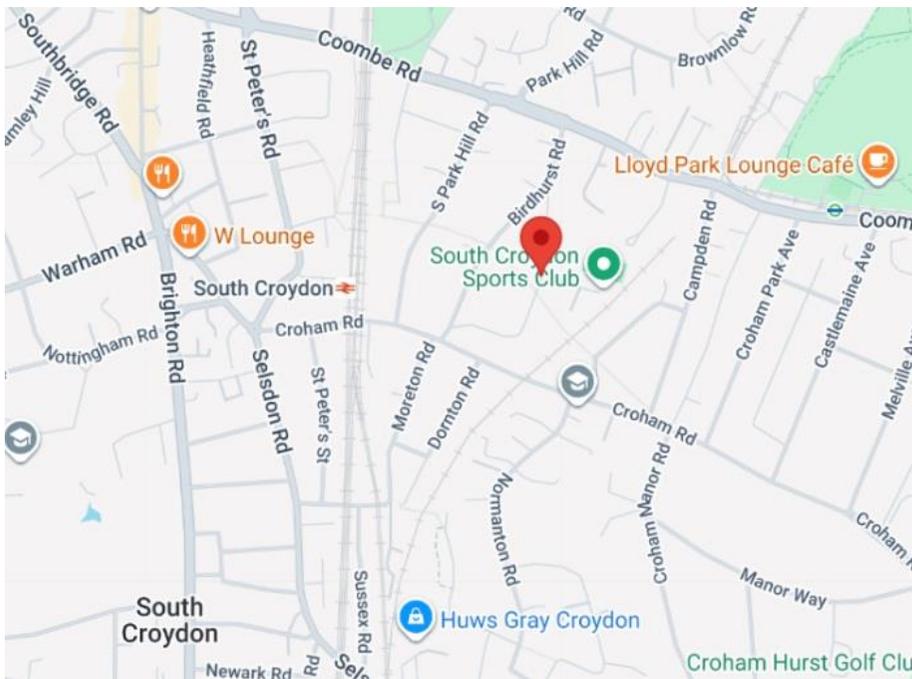


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL 65.02 sqm / 699.87 sqft
IPMS 3C RESIDENTIAL 61.32 sqm / 660.04 sqft

SPEC ID: 60e6f7218348c40de7d91051

- ❖ AVAILABLE 25TH APRIL 2026
- ❖ PART-FURNISHED
- ❖ TWO DOUBLE BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ ALLOCATED PARKING BAY
- ❖ WELL PRESENTED THROUGHOUT
- ❖ DIRECT ACCESS ONTO COMMUNAL LAWN
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZED
- ❖ EPC EER C



**** Available 25th April 2026 ** Part-Furnished **** A well-presented two double bedroom ground floor apartment, situated within this quiet cul-de-sac, conveniently located only 0.2 miles from South Croydon train station and 0.3 miles from the local Tram stop.

This spacious apartment boasts gas central heating, is fully double glazed and offers an allocated off-road parking bay. Being on the ground floor, there are patio doors in the living room that open onto a small patio and the communal lawn.

The accommodation comprises two double bedrooms, a hallway storage cupboard, a modern three-piece bathroom suite with shower over-bath, a 14' x 14' lounge/dining room, and a stylish fitted kitchen with appliances provided.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		