

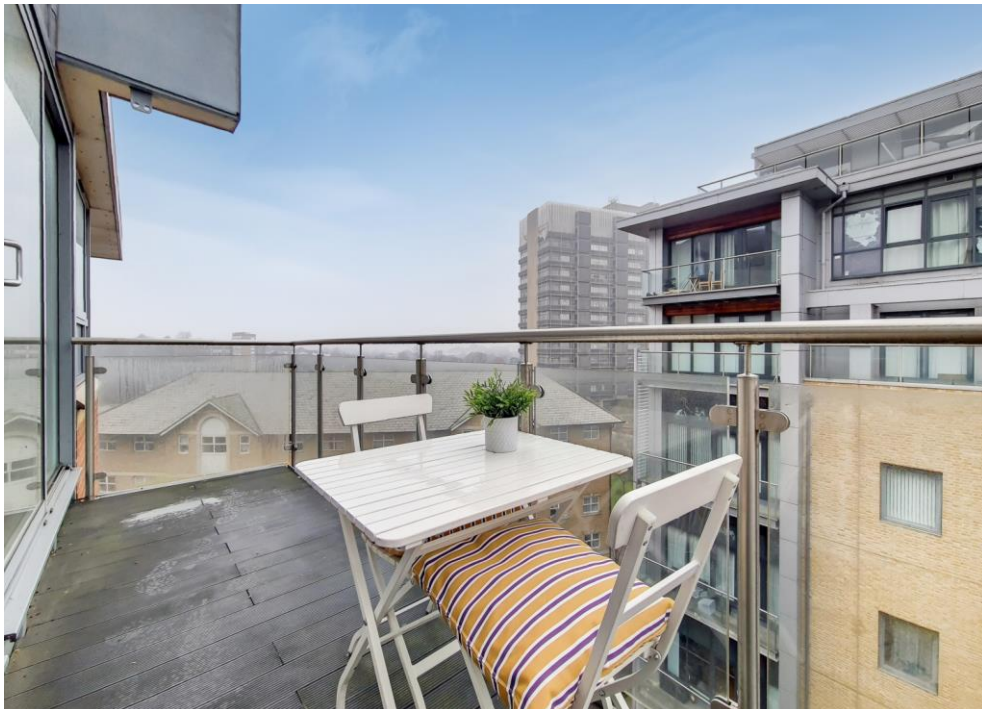
FOLKLANDS



SCARBROOK ROAD, CROYDON
MONTHLY RENTAL OF £1,375





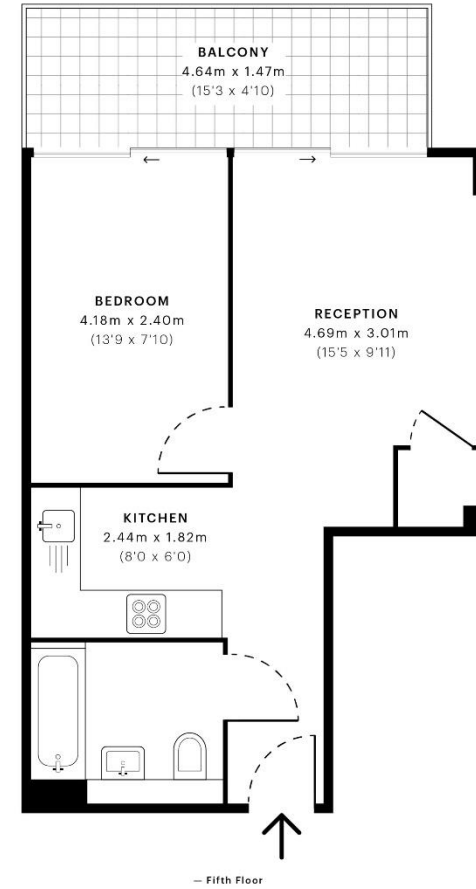


Canius House, CR0

CAPTURE DATE 25/01/2023 LASER SCAN POINTS 60,408,488

GROSS INTERNAL AREA

37.33 sqm / 401.82 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
37.33 sqm / 401.82 sqft

NET INTERNAL AREA (NIA)
Excludes the fire and structural features
Includes: Landscaping, access and level height
36.18 sqm / 389.22 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, external area
6.79 sqm / 73.09 sqft

RESTRICTED HEAD HEIGHT
Marked area in red under 2.5m
0.00 sqm / 0.00 sqft



Spec Verified floorplans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pools 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.

RPS 25 RESIDENTIAL - 44.52 sqm / 479.90 sqft
RPS 20 RESIDENTIAL - 47.52 sqm / 511.24 sqft

SPEC ID: 563cc06771adf800dd3eccc31

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 8TH OF JUNE 2026
- ❖ FULLY FURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ TOP FLOOR WITH LIFT ACCESS
- ❖ LARGE PRIVATE BALCONY
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ EPC EER D



**** Available 8th of June 2026 ** Fully Furnished ** Large Private Balcony **** A superbly presented one double bedroom top floor flat situated within this modern apartment block, conveniently located only 0.2 miles from the local tram stop and 0.5 miles from East Croydon train station.

This bright and spacious property enjoys an excellent specification throughout, has integrated appliances, hardwood flooring throughout the living spaces, and benefits from lift access. With far reaching views, this property also benefits from a 15'3 private balcony, accessible from both the bedroom and the living room.

The accommodation comprises one double bedroom, a separate fitted kitchen with contemporary units & granite work surfaces, a spacious lounge/dining room, and a stylish bathroom suite with shower over bath.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops, bars & restaurants, the newly opened "Asian food hall" and a number of local Gyms. In our opinion this property would make an excellent home for a single or professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		