

FOLKLANDS



COTELANDS, PARK HILL

MONTHLY RENTAL OF £1,600

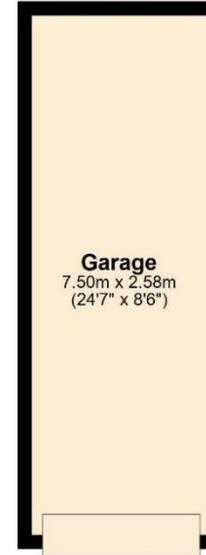
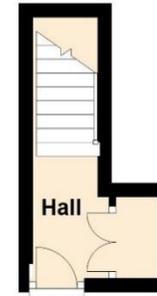






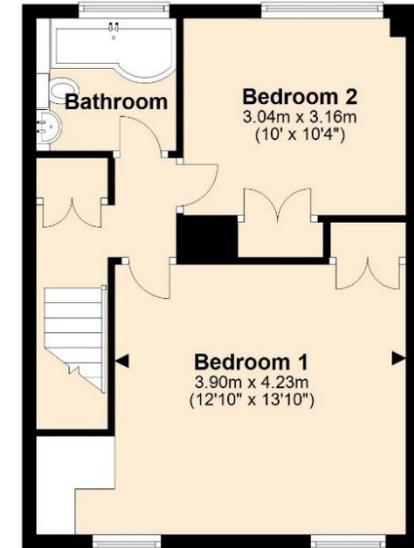
Ground Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



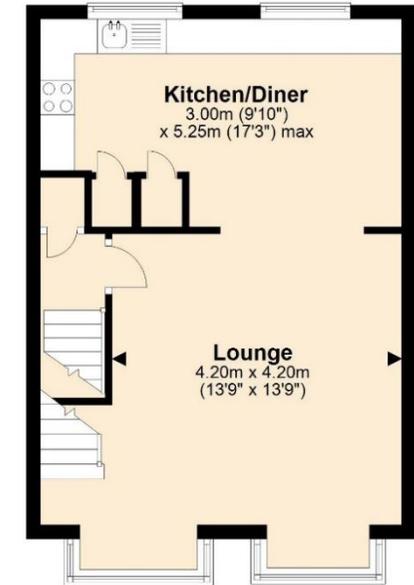
Second Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



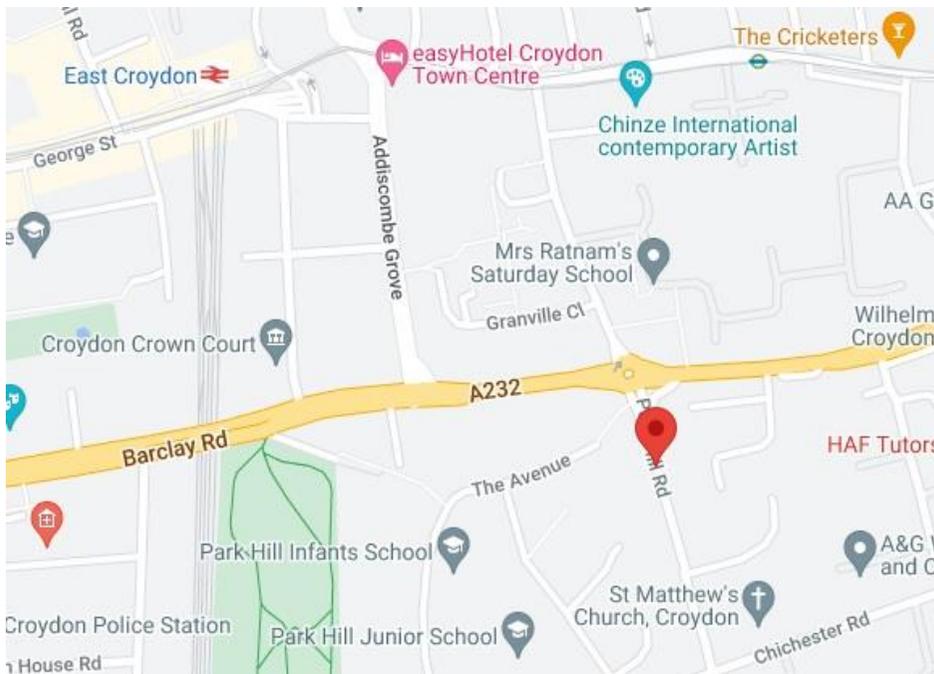
Total area: approx. 104.2 sq. metres (1121.2 sq. feet)

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 16TH APRIL 2026
- ❖ UNFURNISHED
- ❖ TWO DOUBLE BEDROOM
- ❖ SPLIT LEVEL MAISONETTE
- ❖ PRIVATE ENTRANCE
- ❖ PRIVATE GARAGE
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ OVER 900 SQFT OF ACCOMMODATION
- ❖ EPC EER C



**** Available 16th April 2026 ** Unfurnished ** Private Garage**
**** A smartly presented two double bedroom split level maisonette,** situated in the desirable Park Hill area of Croydon, which is conveniently located only 0.3 miles from East Croydon mainline train station and moments away from the local Tram stop.

Offered to the market unfurnished, this larger than average property offers in excess of 900 SQFT of accommodation, it benefits from a private entrance, it is fully double glazed, has ample storage space and there is a private garage included too.

The accommodation comprises two large double bedrooms both with built-in wardrobes, a three-piece bathroom suite with shower over-bath, a 17' kitchen/dining room, and large living room with pleasant views over the communal courtyard.

Furthermore, this property sits within close proximity of the highly regarded Park Hill Infant & Junior Schools, it benefits from being a short distance from all of the amenities in East Croydon & Croydon town centre and is only a few minutes away from the open green spaces of both Park Hill Park and Lloyd Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		