

FOLKLANDS



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2a
Flats 1 & 2

2020

HOWLEY ROAD, CENTRAL CROYDON

GUIDE PRICE £300,000





Upper wall cabinets in light grey with a subtle geometric pattern.

Upper wall cabinet on the right side in light grey with a subtle geometric pattern.

Lower wall cabinets in light grey with a subtle geometric pattern, housing the sink and oven.

Lower wall cabinets on the right side in light grey with a subtle geometric pattern, forming a peninsula.

Black range hood and oven unit.

Bosch oven with a digital display and control knobs.

Black faucet over the sink.

Yellow cooking pot on the stove.

Black stand mixer.

Black rice cooker.

Black coffee maker.



Large green indoor plant in a terracotta pot.

Small green indoor plant in a dark green pot.

Small pink indoor plant in a pink pot.

Pendant light with a silver shade.

Pendant light with a silver shade.

Recessed ceiling light.

Recessed ceiling light.

Recessed ceiling light.

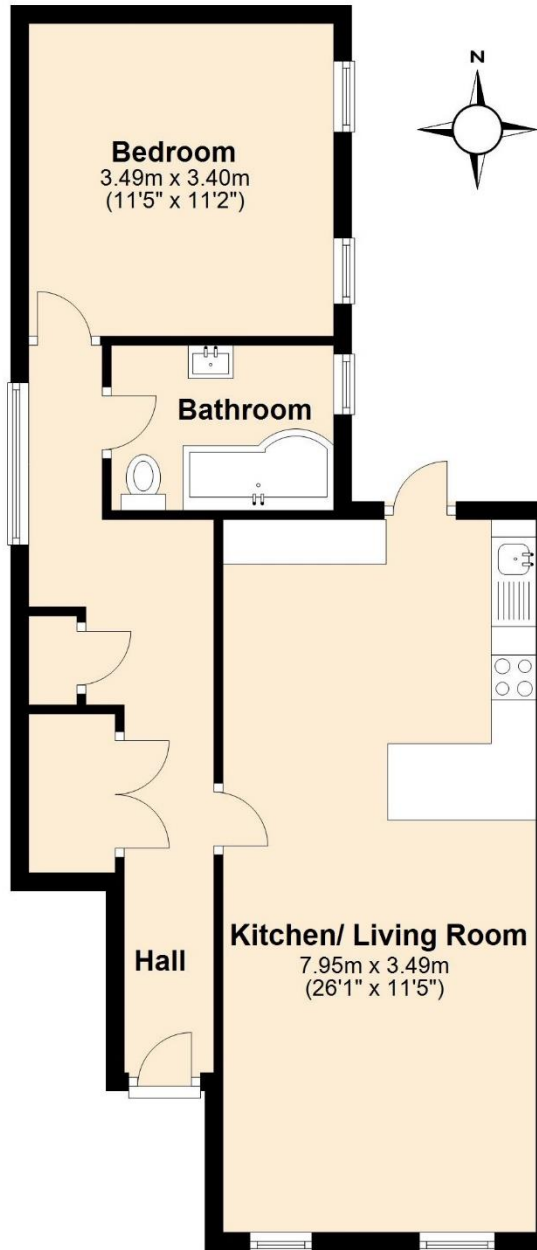






Ground Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

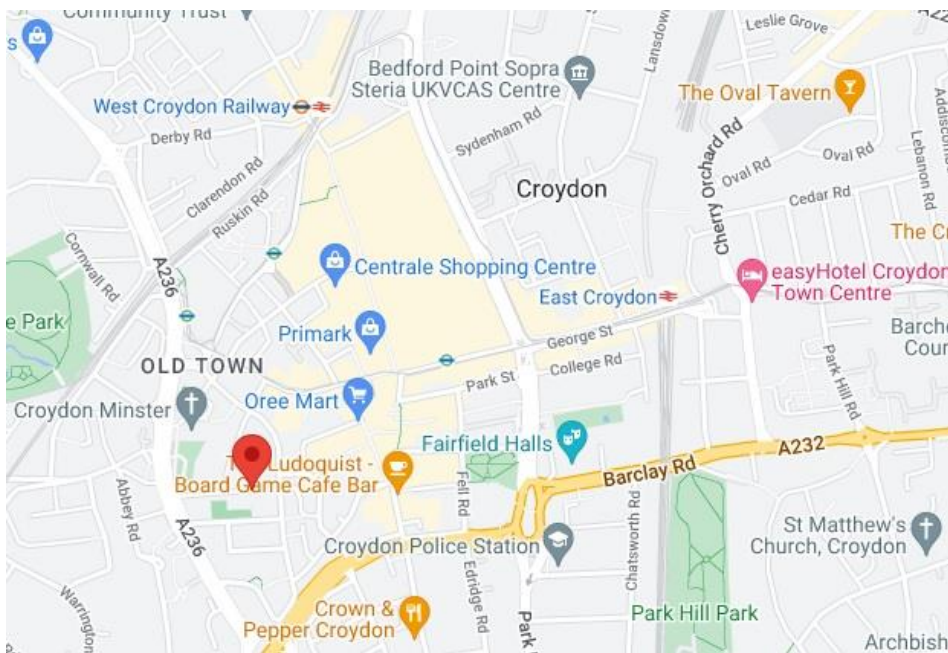
- ❖ ONE DOUBLE BEDROOM - LARGER THAN AVERAGE
- ❖ GROUND FLOOR FLAT
- ❖ PRIVATE COURTYARD GARDEN
- ❖ NEWLY BUILT IN THE SUMMER OF 2021
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ SHARE OF FREEHOLD (ONLY TWO FLATS IN THE BUILDING)
- ❖ NO FIXED SERVICE CHARGE (SELF-MANAGED)
- ❖ EXCELLENT ENERGY RATING
- ❖ SUPERBLY LOCATED - 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER B

**** Chain Free ** Newly Built in 2021 ** Private Courtyard Garden**
**** A superbly presented one double bedroom ground floor flat, situated within this popular residential road, conveniently located moments from the local Tram stop and only 0.6 miles from East Croydon train station & 0.5 miles from West Croydon station.**

This larger than average apartment enjoys a contemporary design throughout, it boasts an excellent energy rating making it economical to run, and with the freehold shared with the other flat owner (Upstairs) there are no fixed services charges (They self-manage) and zero ground rent to pay. The property is fully double glazed and has gas central heating.

The accommodation comprises an entrance hallway with ample fitted storage, a spacious double bedroom, a stylish bathroom suite with shower over-bath, and a well-appointed 26' open plan lounge/kitchen with integrated appliances and large breakfast bar. Externally, there is a private courtyard garden, ideal for entertaining.

Furthermore, this property is located moments away from Croydon town centre and its vast array of shops, bars & restaurants, it sits within an easy reach of several local parks and has a number of local gyms nearby. In our opinion, this property would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		