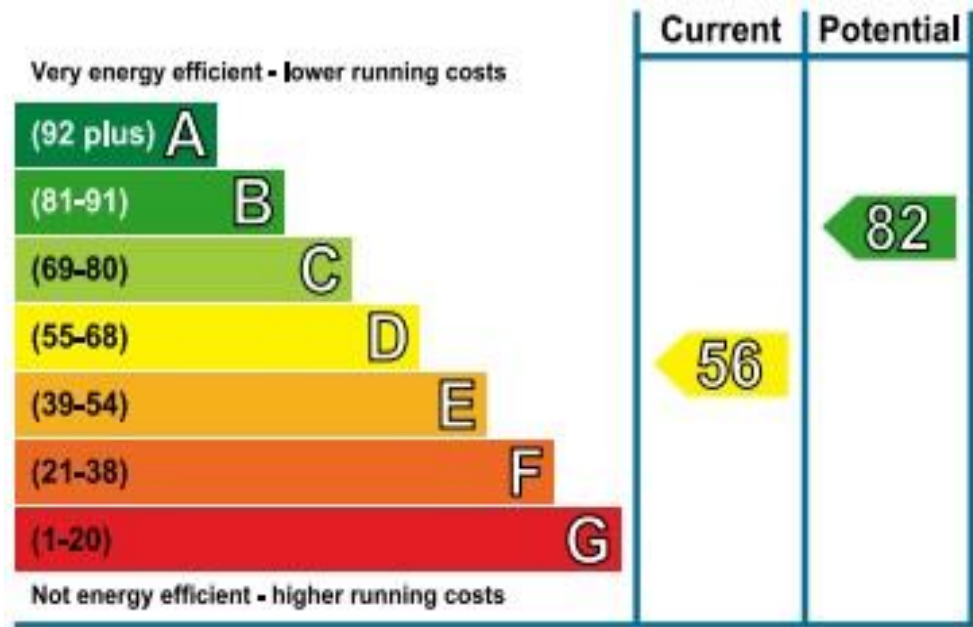


# FOLKLANDS

GREEN ACRES, PARK HILL  
MONTHLY RENTAL OF £460





- ❖ ROOM LET IN SHARED MAISONETTE
- ❖ FULLY FURNISHED - LARGE DOUBLE BEDROOM
- ❖ AVAILABLE IMMEDIATELY
- ❖ COUNCIL TAX INCLUDED
- ❖ TWO FITTED WARDROBE CUPBOARDS
- ❖ SHARED KITCHEN/ BREAKFAST ROOM
- ❖ SHARED FOUR PIECE BATHROOM
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ POPULAR PARK HILL LOCATION

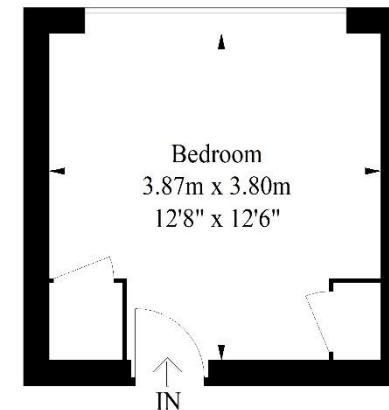
**\*\* Available Immediately \*\*** A fully furnished room let in a shared maisonette, situated within this quiet cul-de-sac in the popular Park Hill area, conveniently located only 0.4 miles from the local tram stop and approximately 0.6 miles from East Croydon train station.

This bright & spacious room benefits from two floor to ceiling fitted cupboards and is favourably situated on the top floor. Presently, the successful tenant will share the property with just one other tenant and will benefit from a fitted kitchen/ breakfast room and a four piece shower room with a separate shower cubicle.

Single professional tenants only - No Pets - Non Smoker - shared utility costs will apply - council tax included

## Green Acres, Park Hill

Approximate Gross Internal Area  
14.8 sq m / 159 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID 534100)