

FOLKLANDS

WHITESTONE WAY, CROYDON
GUIDE PRICE £260,000

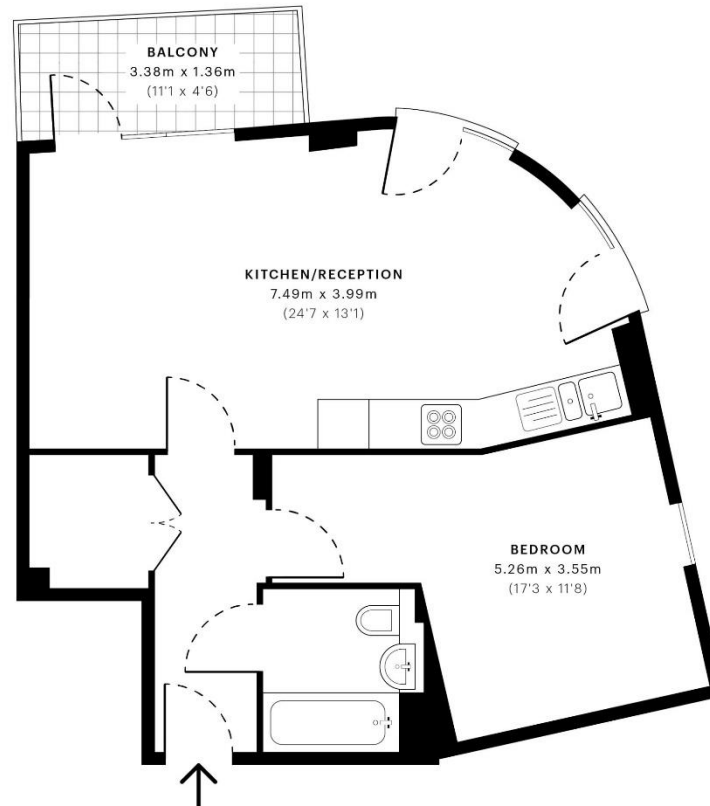












— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.72 sqm / 578.24 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
51.54 sqm / 554.77 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.29 sqm / 46.18 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 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 58.49 sqm / 629.58 sqft
IPMS 3C RESIDENTIAL 56.90 sqm / 612.47 sqft

SPEC ID: 60d30178b7aee30e3f34ab72

- ❖ ONE DOUBLE BEDROOM
- ❖ THIRD FLOOR APARTMENT
- ❖ LARGE LAYOUT - 578 SQFT
- ❖ PRIVATE BALCONY WITH EXCELLENT VIEWS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 24' LOUNGE/ KITCHEN
- ❖ CONCIERGE SERVICE
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER B

**** Chain Free **** A superbly presented one double bedroom third floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station.

This larger than average apartment boasts a 24' living room with a feature curved wall, has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the developments concierge service and have access to well-kept communal grounds.

The accommodation comprises a large master bedroom, a stylish three-piece bathroom suite with a shower over bath, a sizeable utility cupboard with plumbing for a washing machine & plenty of storage space, and a 24' open-plan living room with a contemporary fitted kitchen. Externally, the property features an 11' balcony which enjoys a southerly aspect & excellent views over the communal grounds.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi & Lidl stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		