

FOLKLANDS

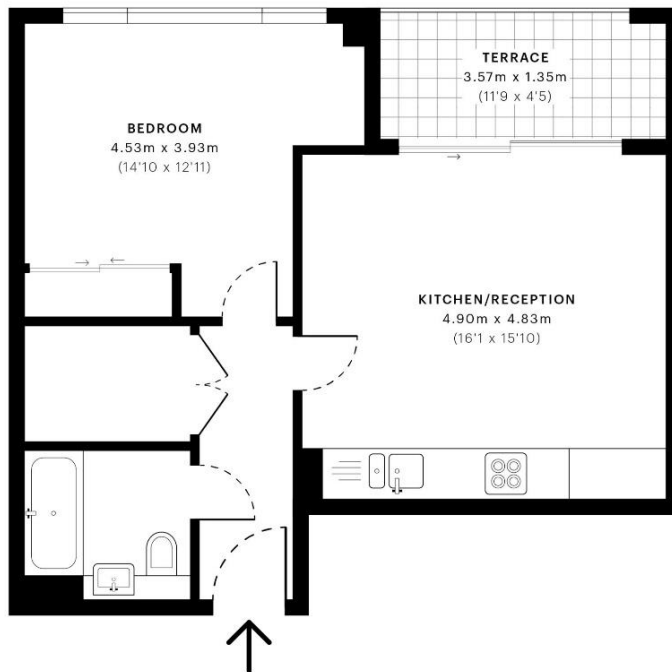
CHERRY ORCHARD ROAD, EAST CROYDON
MONTHLY RENTAL OF £1,250











— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.09 sqm / 571.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height.
50.70 sqm / 545.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.77 sqm / 51.34 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 56.57 sqm / 603.44 sqft
IPMS 3C RESIDENTIAL 56.62 sqm / 609.45 sqft

SPEC ID 3f9c43521850e90dc15a07e3

- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ AVAILABLE FROM THE 1ST JANUARY 2021
- ❖ FULLY FURNISHED
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PRIVATE BALCONY
- ❖ 571 SQFT
- ❖ ON SITE CONCIERGE
- ❖ RESIDENTS GYMNASIUM
- ❖ ECONOMICAL HEATING/COOLING SYSTEM
- ❖ EPC EER B



**** Available from the 1st January 2021 **** A superbly presented one double bedroom first floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

Offered to the market as fully furnished, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the residents gymnasium, has lift access, secure cycle housing, ample storage, and boasts a highly economical heating/cooling system.

The accommodation comprises one large double bedroom with a floor to ceiling fitted wardrobe, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 16' x 15' open plan kitchen/living room with access onto the balcony and a contemporary fitted kitchen with composite work surfaces.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful home.

