

FOLKLANDS



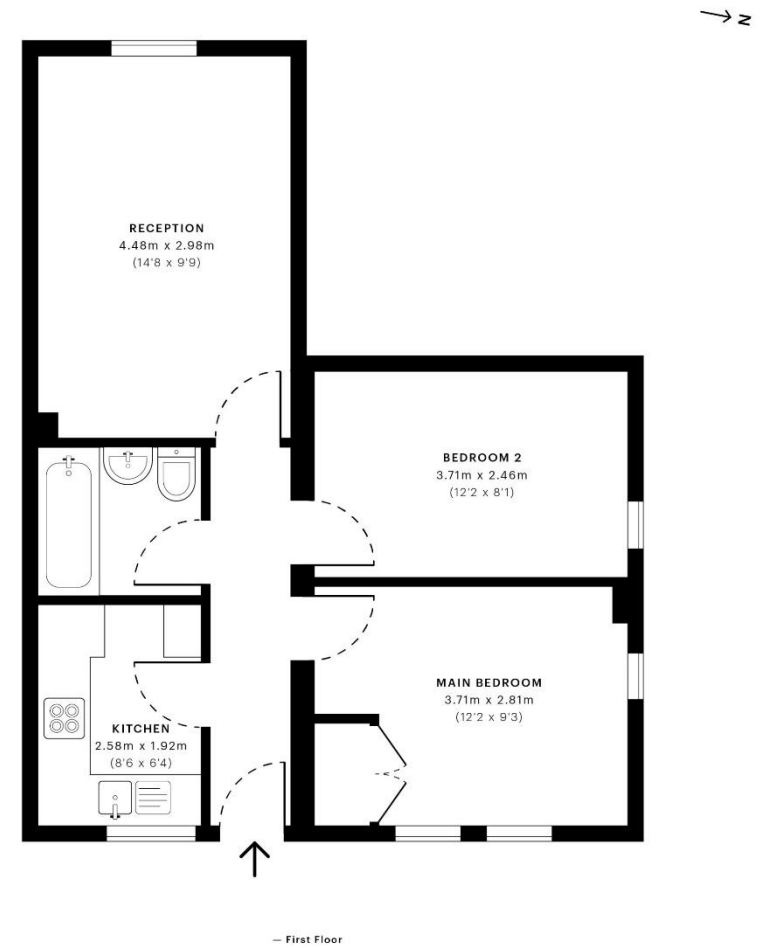
CROHAM ROAD, SOUTH CROYDON  
GUIDE PRICE £250,000











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
48.06 sqm / 517.31 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
44.45 sqm / 478.46 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 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 48.43 sqm / 521.30 sqft  
IPMS 3C RESIDENTIAL 44.82 sqm / 482.44 sqft

SPEC ID 606dd381ca5b0f0dcd3ca45a



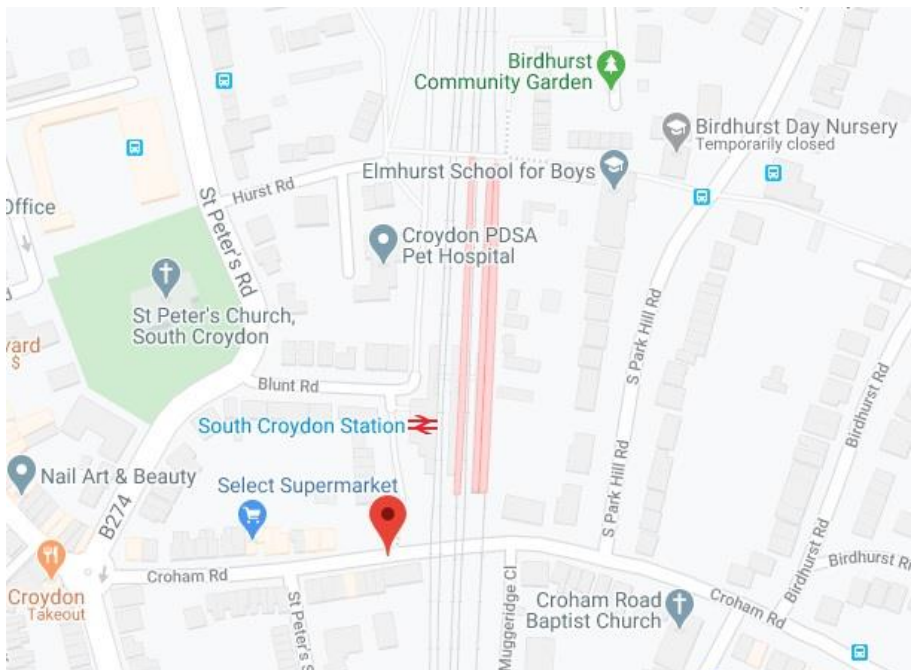
- ❖ TWO DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ OFF ROAD MEWS LOCATION
- ❖ MOMENTS FROM SOUTH CROYDON TRAIN STATION
- ❖ EXTENDED LEASE WITH CIRCA 170 YEARS REMAINING
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZING
- ❖ SPACIOUS LIVING ROOM
- ❖ NEARBY LOCAL AMENITIES
- ❖ WELL PRESENTED
- ❖ EPC EER C

A well-presented two double bedroom apartment situated within this off-road mews style development, conveniently located only moments from South Croydon train station and nearby an abundance of local amenities.

This bright & airy apartment is offered to the market with an extended lease of circa 170 years remaining, it benefits from gas central heating and is fully double glazed. This secluded mews has gated access via Croham Road and the flat is accessed via a private entrance along a communal balcony.

The accommodation comprises a master bedroom with a large fitted wardrobe, a second double bedroom, a smartly presented fitted kitchen, a modern three piece bathroom suite, and a spacious lounge/ dining room.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter, and walking distance to the beautiful green spaces of Lloyd park, Park Hill Park & Croham Hurst Woods. In our opinion this property would make an excellent first time buy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	