

# FOLKLANDS



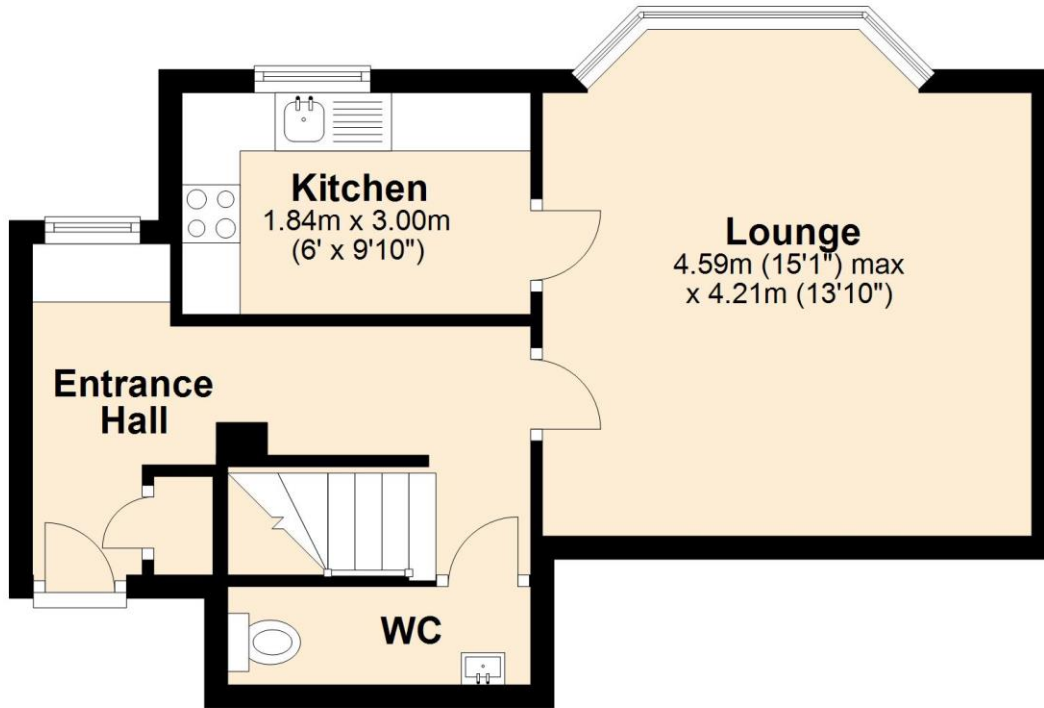
MAYFIELD ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,495





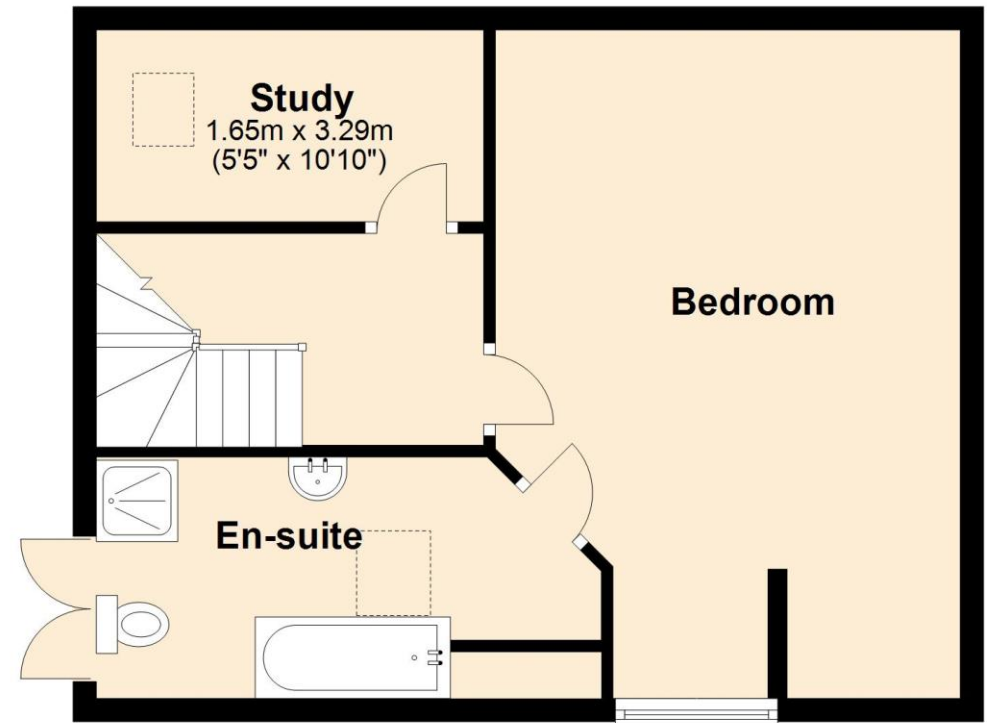
## First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



## Second Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.5 sq. feet)

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

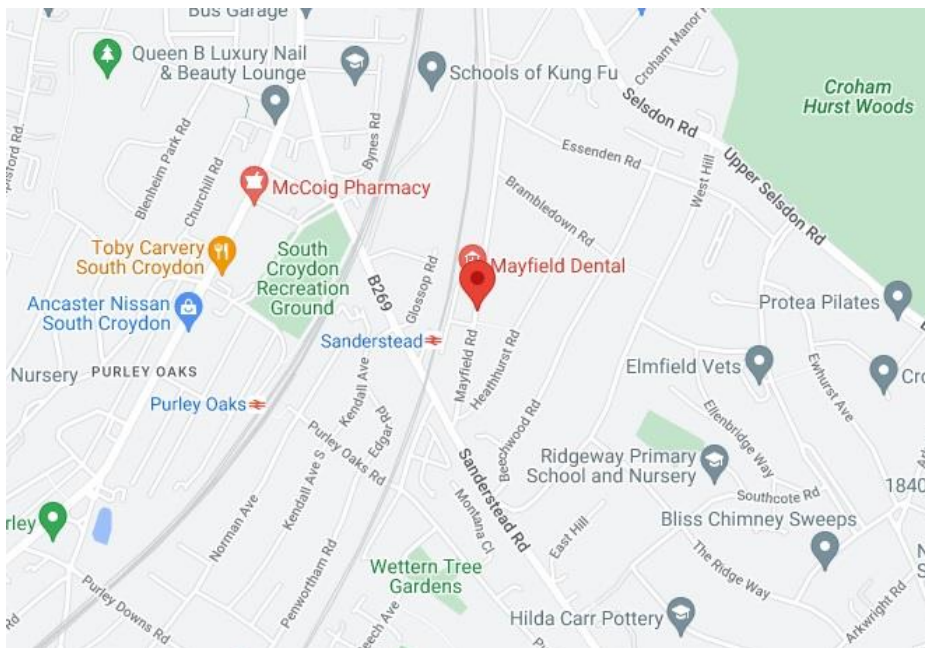
- ❖ AVAILABLE 24TH OF APRIL 2024
- ❖ UNFURNISHED - WELL PRESENTED THROUGHOUT
- ❖ ONE BEDROOM AND STUDY
- ❖ ARRANGED OVER THE FIRST AND SECOND FLOORS
- ❖ MOMENTS FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ ALLOCATED PARKING SPACE
- ❖ ACCESS TO COMMUNAL GARDEN SPACE
- ❖ NEARBY AN ARRAY OF LOCAL AMENITIES
- ❖ EPC EER C

**\*\* One Bedroom + Separate Study \*\* Available 24th of April 2024 \*\* Unfurnished \*\*** A well-presented split-level apartment that is arranged over the first and second floors, situated within this popular residential area, conveniently located only moments from Sanderstead train station and 0.3 miles from Purley Oaks train station.

This bright and spacious property is well decorated, it has an allocated parking space, and enjoys a modern finish throughout. Externally, tenants will benefit from space to hang their laundry, an area to secure a bicycle and a communal garden space to BBQ and enjoy the warmer weather.

The accommodation comprises one large double bedroom, a separate study, a four-piece en-suite bathroom with separate shower cubicle, a separate WC & wash hand basin, a stylish kitchen with appliances, and a large bay-fronted lounge/dining room.

Furthermore, this property is located moments away from a range of shops, restaurants & the recently built local Tesco at Sanderstead train station, and it is within an easy reach of several local parks, woodlands & golf courses.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		