

# FOLKLANDS



WHITESTONE WAY, CROYDON

GUIDE PRICE £237,500

PLEASE RESPECT  
YOUR NEIGHBOURS  
AND KEEP NOISE  
LEVELS TO A









# Peebles Court, Whitestone Way, Croydon

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft

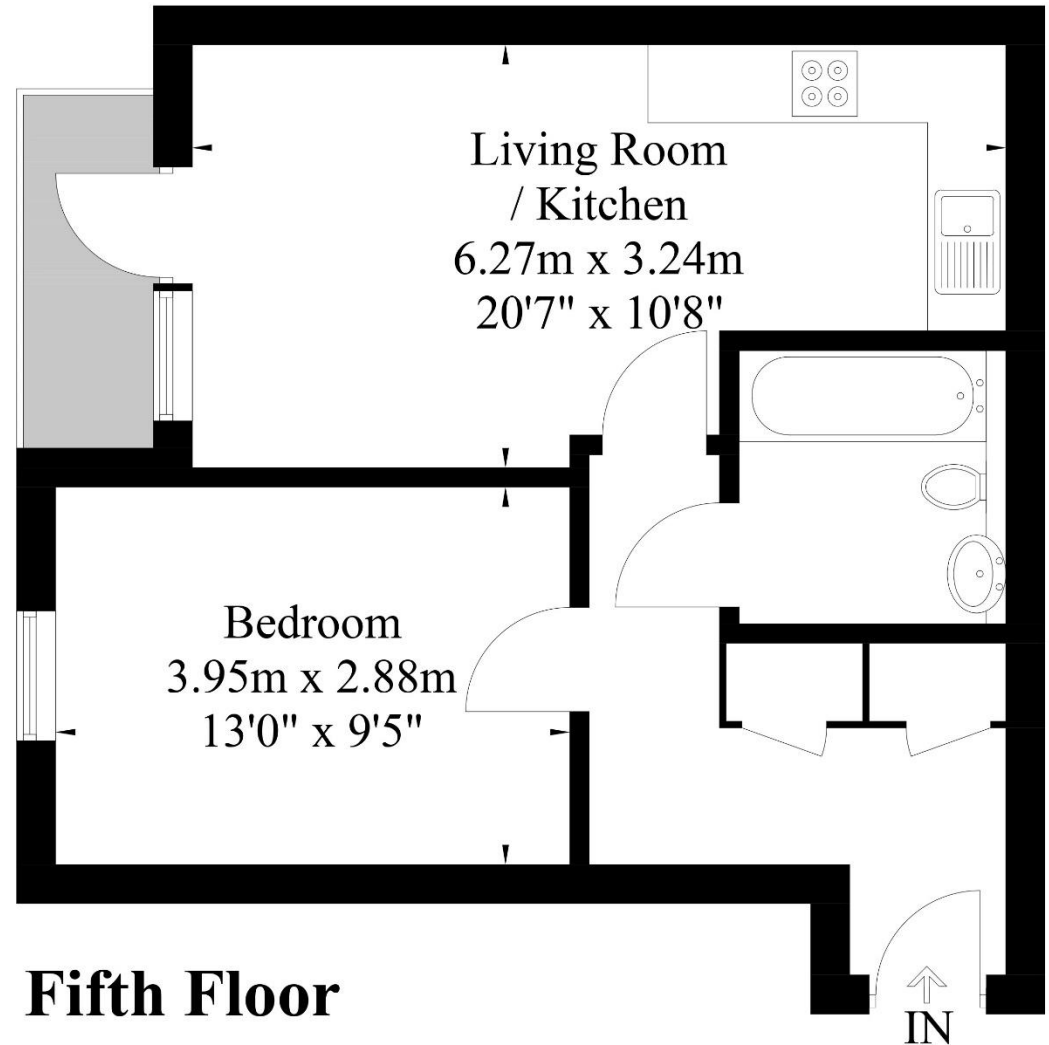


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID540276)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ GATED PARKING SPACE
- ❖ 5TH FLOOR APARTMENT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM WANDLE TRAM STOP
- ❖ CHAIN FREE
- ❖ PRIVATE BALCONY
- ❖ CONCIERGE SERVICE
- ❖ OPPOSITE WANDLE PARK
- ❖ LOW ENERGY COSTS
- ❖ EPC EER B

A superbly presented one double bedroom 5th floor purpose built apartment, situated within this popular development built in 2010, conveniently located only moments away from Wandle Park tram stop, which offers a frequent service to both Wimbledon (22 mins) and East Croydon train stations (14 mins). East Croydon train station provides a fast connection to London Bridge, London Victoria and St Pancras Int, whereas Wimbledon train station provides a fast connection to London Waterloo, making a daily commute into London highly convenient.

Offered to the market with no onward chain, this bright & spacious apartment benefits from a concierge service, lift access, a large residents courtyard garden, an allocated gated parking bay, a long lease, and elevated views over the development. Additionally, this property enjoys an economical communal heating system which has afforded the present vendors consistently low energy charges.

The accommodation comprises a large double bedroom, ample hallway storage cupboards, a stylish three piece bathroom suite, and a spacious open plan living room/ kitchen with integrated appliances & a private balcony over-looking the residents courtyard garden.

Furthermore, this popular development sits on the cusp of Wandle Park which was fully refurbished in 2012, and moments away from a plethora of shops & supermarkets including Sainsbury, John Lewis home store, and Argos. In our opinion this property would make a wonderful first time buy or long term investment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(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	