

FOLKLANDS

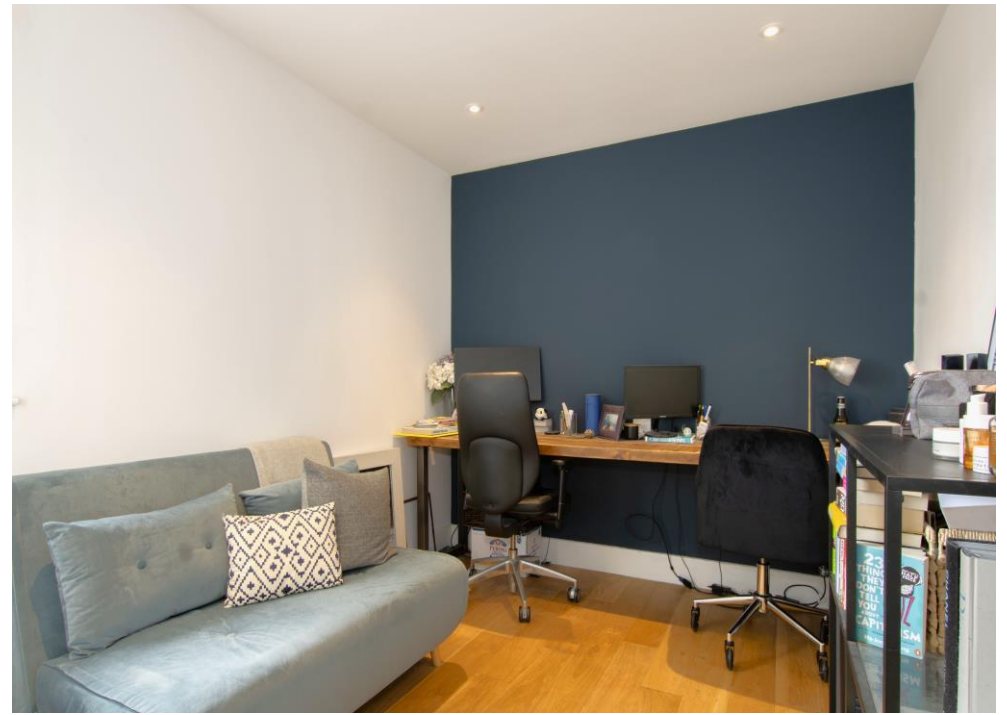
EDRIDGE ROAD, CENTRAL CROYDON  
MONTHLY RENTAL OF £1,600



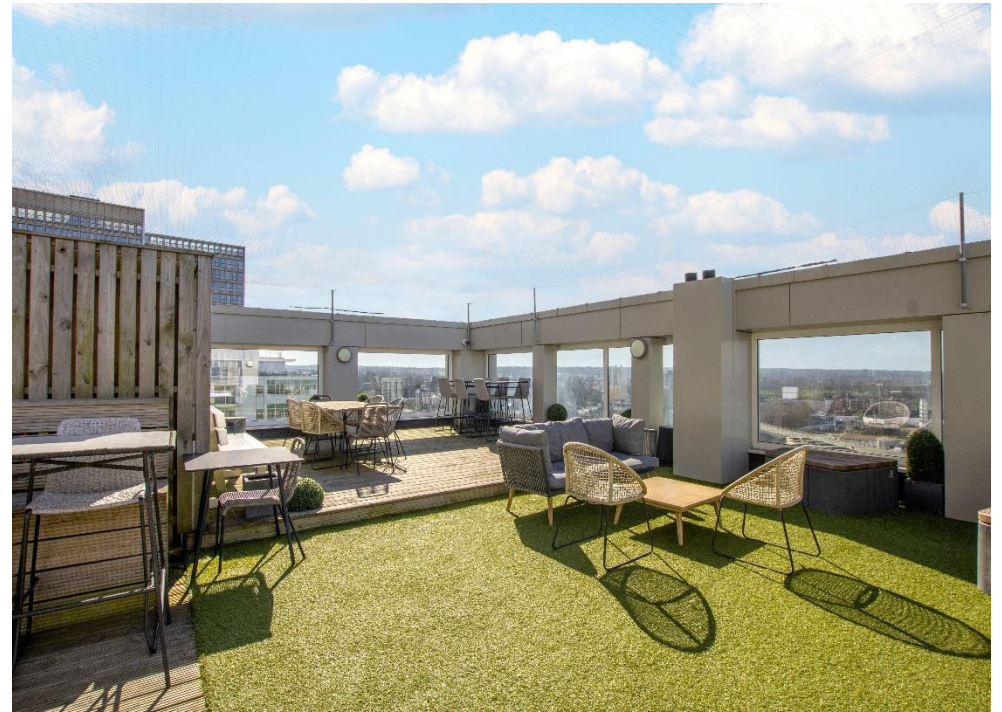
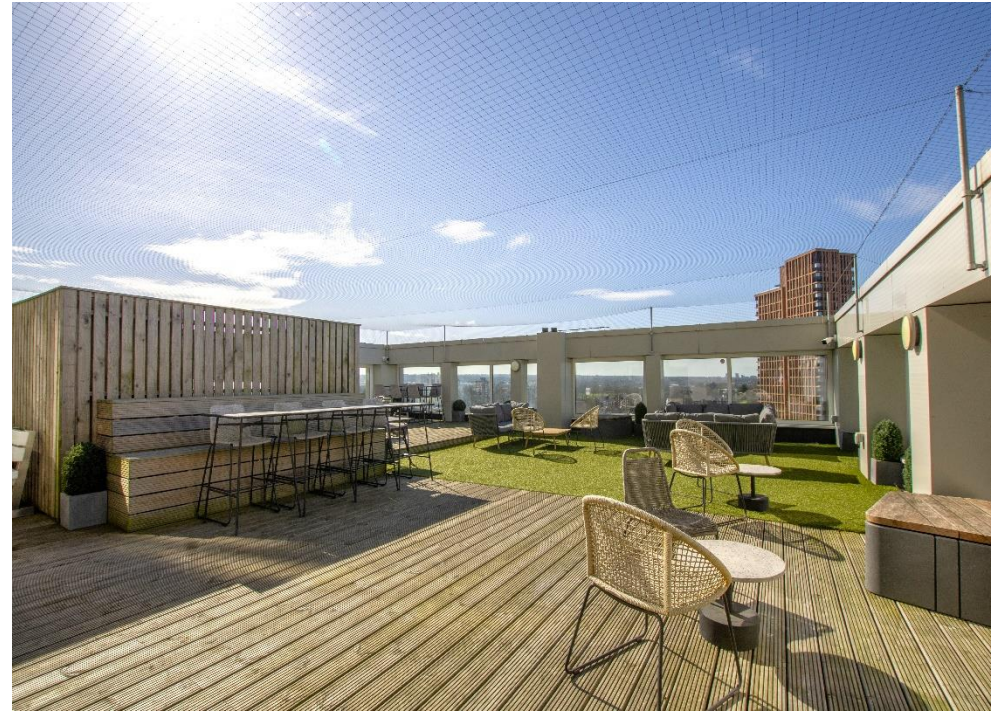






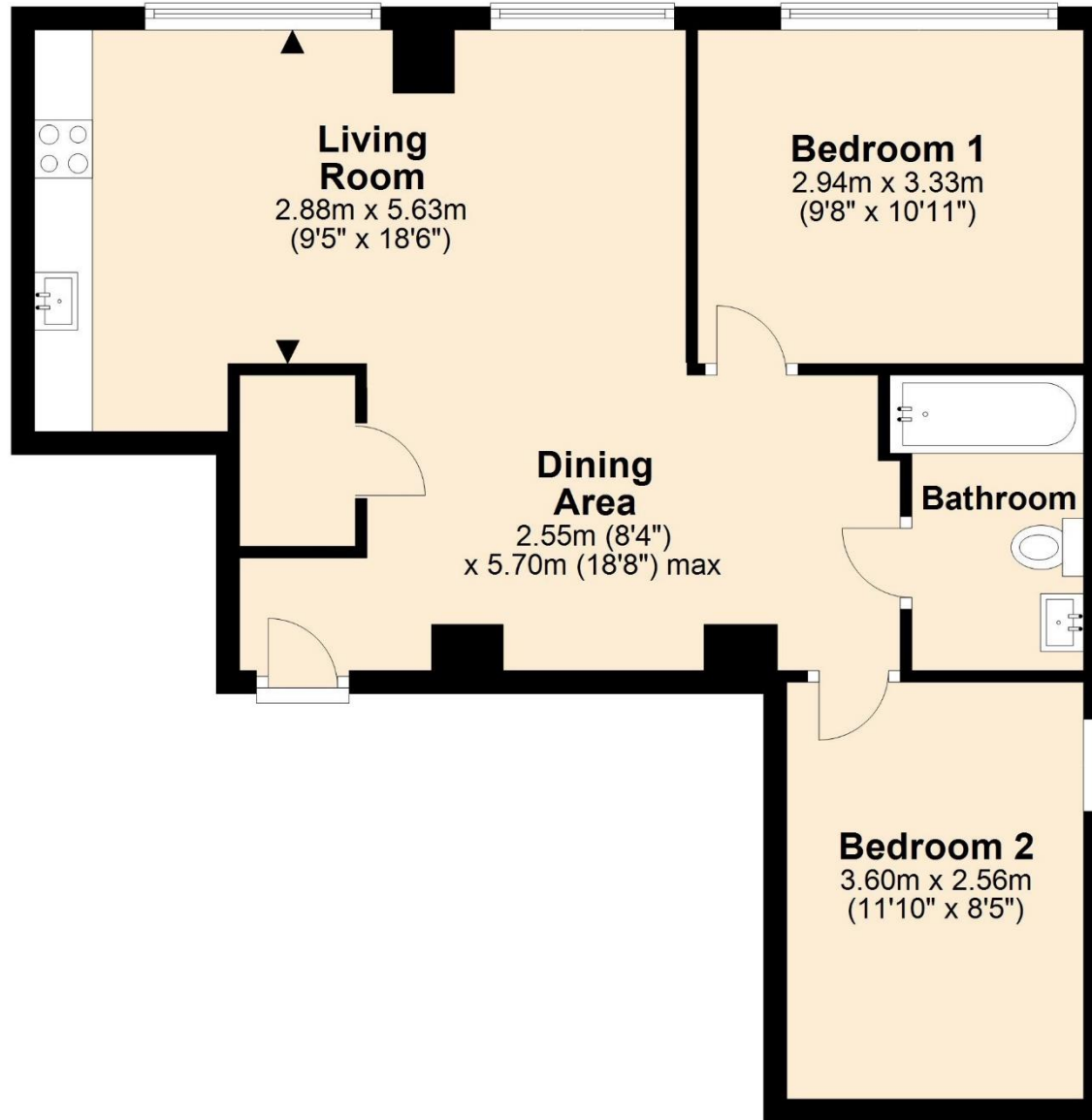






## Fourth Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ AVAILABLE 1ST OF MAY 2024
- ❖ FULLY FURNISHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ 4TH FLOOR
- ❖ RESIDENTS SKY GARDEN
- ❖ RESIDENTS CO-WORKING ROOM/ LOUNGE
- ❖ CONCIERGE & SECURITY 24/7
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER C

**\*\* Available 1st of May 2024 \*\* Fully Furnished \*\*** An exceptionally well presented two double bedroom fourth floor apartment, situated within this recently developed apartment block, located 0.4 miles from East Croydon train station, 0.6 miles from West Croydon train station and moments away from an abundance of bus routes and tram stops.

This bright & spacious property enjoys a favourable layout with over 600 SQFT of floorspace, there is a contemporary design throughout, and it boasts a concierge & security service. Residents benefit from a co-working lounge (with free Wi-Fi), a wonderful sky garden, on-site CCTV, and a video-entry system. The property also features an ultra-economical central heating & water system and forms part of a well-insulated building.

The accommodation comprises a spacious kitchen/ reception room with granite worktops, hardwood flooring & integrated appliances, two double bedrooms, a utility cupboard, and a stylish bathroom suite with shower over-bath.

Furthermore, this property sits moments away from an abundance of local bars, restaurants, and shops (including the popular Boxpark venue), it is within walking distance of the Vue cinema and a range of local gyms. In our opinion this property would make an excellent home for a professional couple or two professional sharers.



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