

FOLKLANDS

THE AVENUE, CROYDON

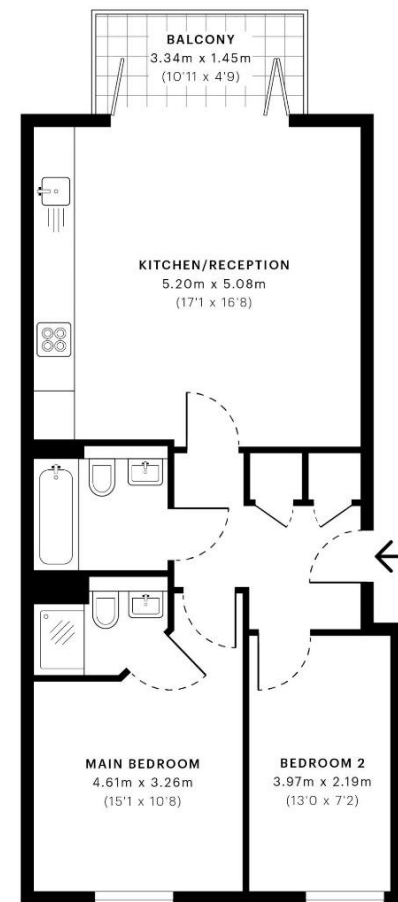
GUIDE PRICE £340,000











— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
62.53 sqm / 673.07 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height.
60.01 sqm / 645.94 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.80 sqm / 51.67 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.52 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 67.64 sqm / 728.07 sqft
IPMS 3C RESIDENTIAL 65.64 sqm / 706.54 sqft

SPEC ID: 62a6ee4d1b80bd0dd5c06a5b

- ❖ TWO DOUBLE BEDROOMS & TWO BATHROOMS
- ❖ TOP FLOOR FLAT
- ❖ BUILT IN 2017
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE PRIVATE BALCONY & COMMUNAL GARDENS
- ❖ QUIET RESIDENTIAL LOCATION
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ LONG LEASE
- ❖ EPC EER B



A superbly presented two double bedroom top-floor apartment, situated within this quiet residential road in the popular Park Hill area of East Croydon, conveniently located only 0.3 miles from East Croydon train station & Tram stop. Built in 2017, this bright and airy apartment forms part of this attractive low-rise block, which houses just six privately owned properties.

The property has been lovingly maintained by the present owner, and it boasts a long lease, has access to a well-tended communal garden, and enjoys a large private south facing balcony that flows from the main living area.

The accommodation comprises two double bedrooms, a stylish three-piece bathroom suite with shower over-bath, a generous entrance hall with fitted storage, and an open-plan kitchen-living room with contemporary fitted units & integrated appliances.

Furthermore, this property sits seconds away from the wonderful open spaces of Park Hill Park (Arguably one of Croydon's finest green spaces) and moments away from the plethora of local bars, restaurants, gyms and supermarkets; not to mention the popular Box Park complex.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		