

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £235,000

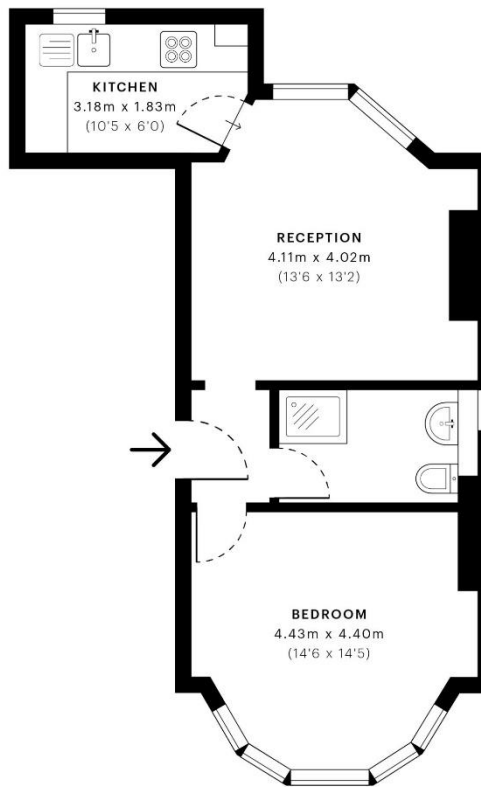








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— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
41.36 sqm / 445.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
39.00 sqm / 419.79 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 40.86 sqm / 439.81 sqft
IPMS 3C RESIDENTIAL 39.53 sqm / 425.50 sqft

SPEC ID 622b6e33fe35860ded3b38e7

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR CONVERSION FLAT
- ❖ PRIVATE REAR GARDEN
- ❖ SHARE OF FREEHOLD
- ❖ PEACEFUL SETTING
- ❖ CHAIN FREE
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SMARTLY PRESENTED
- ❖ EPC EER D

**** Chain Free **** A smartly presented one double bedroom ground floor conversion flat, situated in this peaceful setting away from the road, conveniently located 0.6 miles from South Croydon, Sanderstead & Purley Oaks train stations.

This bright & airy apartment is offered with a share of freehold & an ultra long lease, it boasts large windows, high-ceilings, and has good décor throughout. Externally, there is a well maintained communal front garden and a private section of garden to the rear.

The accommodation comprises a bay-fronted double bedroom, a spacious living room, a recently updated shower room suite, and a separate fitted kitchen.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park, and is a short walk from a range of local convenience stores, cafes and restaurants. In our opinion, this property would make an excellent first-time-buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		