

FOLKLANDS



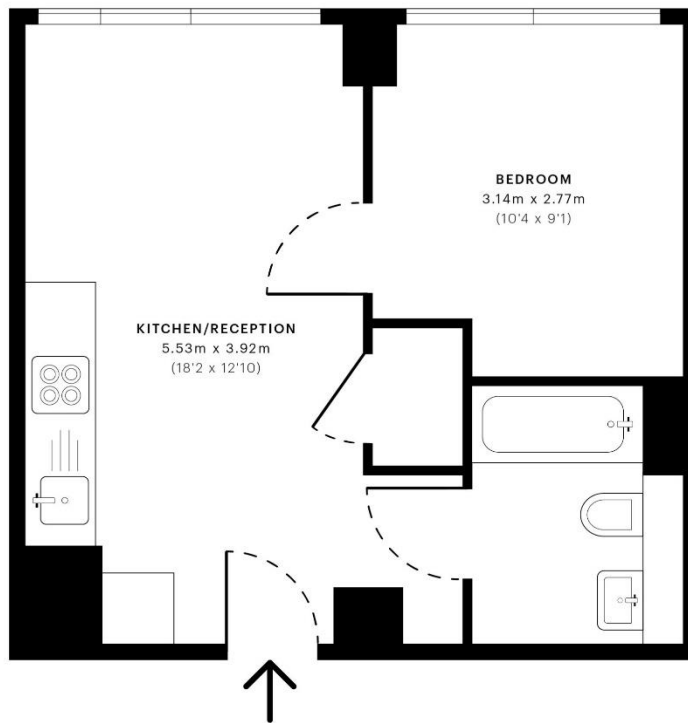
EDRIDGE ROAD, CENTRAL CROYDON  
GUIDE PRICE £220,000











— Second Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
32.13 sqm / 345.84 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
30.25 sqm / 325.61 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 32.40 sqm / 348.75 sqft  
IPMS 3C RESIDENTIAL 31.38 sqm / 337.77 sqft

SPEC ID 62665afb7f055a0dc9d98690

- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ 2ND FLOOR TO THE REAR OF THE BUILDING
- ❖ WONDERFULLY LIGHT SOUTH FACING ASPECT
- ❖ EXCEPTIONALLY WELL PRESENTED
- ❖ RESIDENTS SKY GARDEN
- ❖ RESIDENTS CO-WORKING ROOM/LOUNGE
- ❖ CONCIERGE SIX DAYS A WEEK
- ❖ ULTRA LONG LEASE
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ EPC EER C

An exceptionally well presented one double bedroom second floor apartment, situated within this recently developed apartment block, located moments away from the local Tram stop, nearby an abundance of bus routes and less than half a mile from East Croydon train station.

This bright & airy property enjoys a favourable southerly facing aspect to the rear of the building, it boasts a concierge service, and has an ultra-long lease. Residents benefit from a co-working lounge (with free Wi-Fi), a wonderful sky garden, on-site CCTV, and a video-entry system.

The accommodation comprises a spacious lounge/kitchen with granite worksurfaces, hardwood flooring & integrated appliances, a double bedroom, a utility cupboard, and a contemporary 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 young professional or couple.

