

# FOLKLANDS



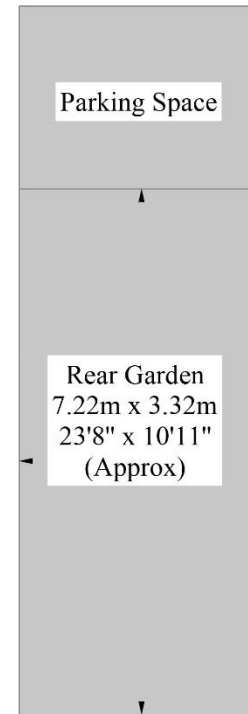
BRIGHTON ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,250



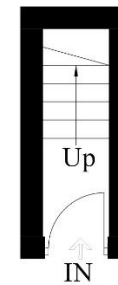


# Brighton Road, South Croydon

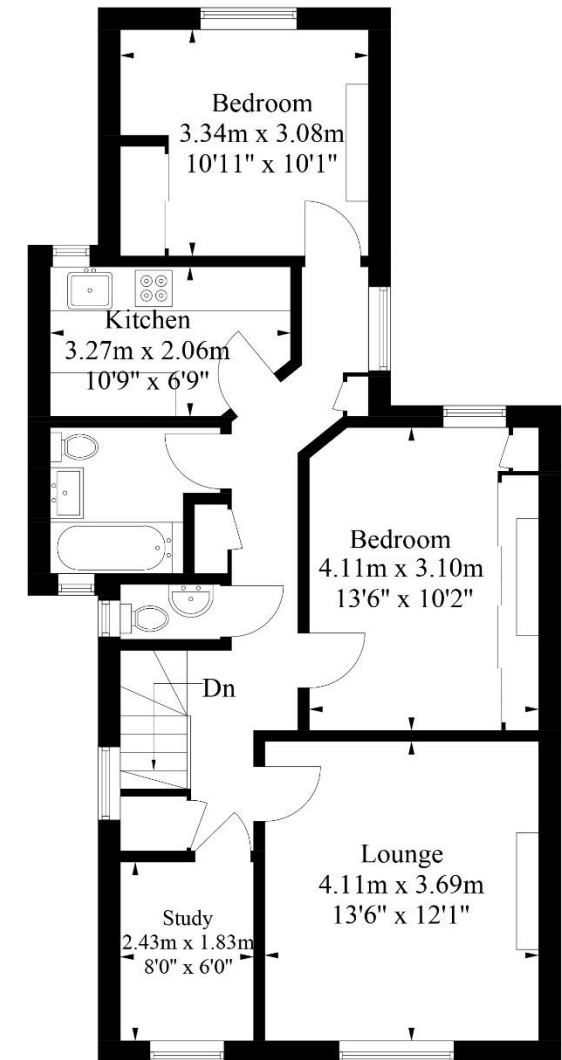
Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



**Ground Floor**



**Ground Floor**  
2.7 sq m / 29 sq ft



**First Floor**  
69.7 sq m / 750 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID466134)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ AVAILABLE 1<sup>ST</sup> JANUARY 2020
- ❖ UNFURNISHED WITH AMPLE WARDROBES PROVIDED
- ❖ TWO DOUBLE BEDROOMS & A STUDY/ BEDROOM THREE
- ❖ OFF STREET PARKING FOR ONE CAR
- ❖ FIRST FLOOR APARTMENT
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL GYM
- ❖ A PRIVATE SECTION OF REAR GARDEN



A well-presented two double bedroom first floor apartment situated in the heart of Purley Oaks, conveniently located only 0.2 miles from Purley Oaks train station and 0.3 miles from Sanderstead train station, which collectively provide direct links to both London bridge & London Victoria stations.

Offered as unfurnished this spacious property benefits from the addition of a study/ bedroom three, has plenty of fitted storage cupboards as well as large wardrobes in the double bedrooms, and whilst occupying the whole of the first floor this property also enjoys particularly bright accommodation.

The accommodation comprises two double bedrooms, study/ bedroom three, a stylish three-piece family bathroom suite, a contemporary fitted kitchen, and a large living room. Externally the property benefits from an off-street parking space and a private section of rear garden.

Furthermore, this property sits moments from a range of local convenience stores, the open green spaces of South Croydon recreational grounds and less than a mile from Purley train station & town centre. In our opinion this property would make a wonderful home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	65   D
39-54	E		
21-38	F		
1-20	G		