

FOLKLANDS



DAVIDSON ROAD, CROYDON

GUIDE PRICE £270,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
49.12 sqm / 528.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
44.66 sqm / 480.72 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. Plans 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 47.03 sqm / 506.23 sqft
IPMS 3C RESIDENTIAL 44.99 sqm / 484.27 sqft

SPEC ID: 5f6868dec60ab0dc448a364

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ RECENTLY REFURBISHED
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ BEAUTIFUL KITCHEN/ BREAKFAST ROOM
- ❖ LARGE LIVING ROOM
- ❖ 528 SQFT OF ACCOMMODATION
- ❖ AMPLE LOFT STORAGE SPACE
- ❖ PLENTY OF FITTED STORAGE
- ❖ EPC EER C

A recently refurbished one double bedroom first floor conversion flat, situated within this popular residential area, conveniently located only 0.6 miles from East Croydon train station and moments from the local bus stop (Route 410).

This bright & spacious apartment enjoys 528 sqft of floor space and benefits from a 102-year lease, it has a large loft space with scope to further develop (Subject to the usual permissions), and offers ample fitted storage space.

The accommodation comprises one double bedroom with two fitted wardrobe cupboards, a full width lounge/dining room with a feature fireplace & built in cabinets, a smartly presented bathroom suite with shower over-bath, and a beautifully appointed kitchen/breakfast room.

Furthermore, this property sits within close proximity of a range of local shops, cafe's & restaurants and benefits from being a short distance from several local parks and green spaces. In our opinion this property would make a fantastic first-time-buy, or long term investment.

