

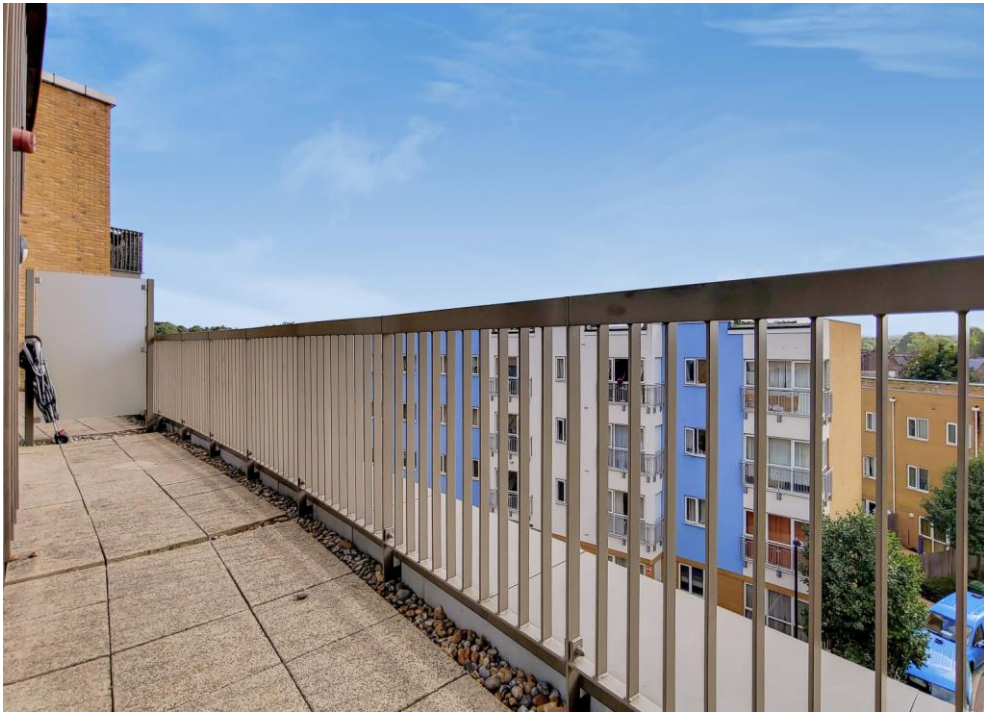
FOLKLANDS

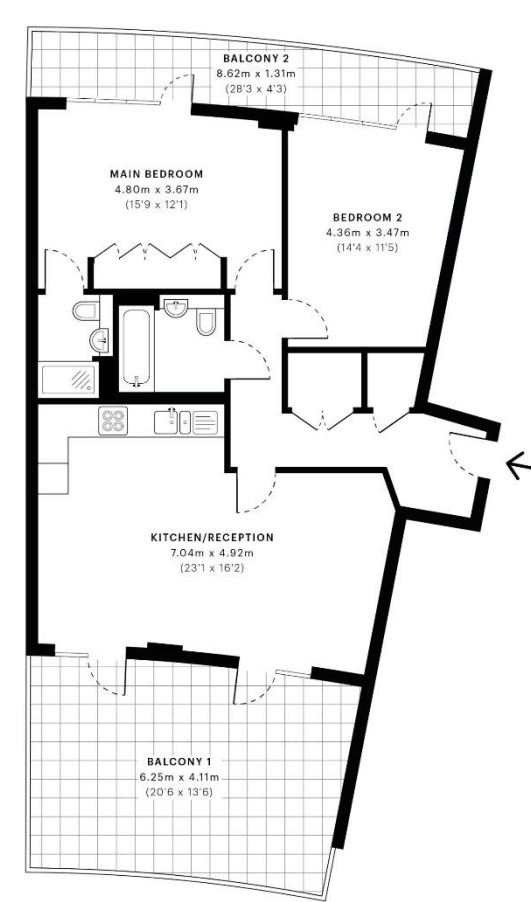


CABOT CLOSE, CROYDON
MONTHLY RENTAL OF £1,400

WARNING
PRIVATE LAND
Penalty Notice Only
Charge of £100







— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.16 sqm / 873.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
77.62 sqm / 835.49 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandae etc.
35.35 sqm / 380.50 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 117.46 sqm / 1264.33 sqft
IPMS 3C RESIDENTIAL 114.32 sqm / 1230.53 sqft

SPCC ID: 5f3153e9390e880da1e14085

- ❖ TWO DOUBLE BEDROOM APARTMENT
- ❖ AVAILABLE IMMEDIATELY - PART FURNISHED
- ❖ TWO BATHROOMS
- ❖ TWO LARGE ROOF TERRACES
- ❖ GATED ALLOCATED PARKING BAY
- ❖ 873 SQFT OF FLOOR SPACE
- ❖ MOMENT FROM THE LOCAL TRAM STOP
- ❖ 0.4 MILES FROM WADDON TRAIN STATION
- ❖ FANTASTIC FAR REACHING VIEWS
- ❖ EPC EER B

**** Available Immediately ** Two Private Roof Terraces & Gated Parking**
**** A well-presented two double bedroom third floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.4 miles from Waddon train station.**

With 873 SQFT of floor space this spacious apartment boasts a private underground gated parking space, lift access, two private roof terraces with fantastic views over the river Wandle & well-maintained communal grounds, a particularly high energy rating (B-82) and ample storage. Additionally, this property has been wired for a Sonos system with two speakers in the living room ceiling and two more in the master bedroom ceiling.

Offered to the market as part-furnished, the accommodation comprises a master bedroom with a full range of built-in wardrobes & an en-suite shower room, a second double bedroom, a large utility cupboard with plumbing for a washing machine & plenty of storage space, a stylish three-piece bathroom suite and a 23' open plan kitchen/ living room with patio doors leading directly onto the larger of the two terraces.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores, approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park. In our opinion this property would make a lovely home for a professional couple.

