

# FOLKLANDS



WELLESLEY ROAD, CROYDON  
MONTHLY RENTAL OF £1,250

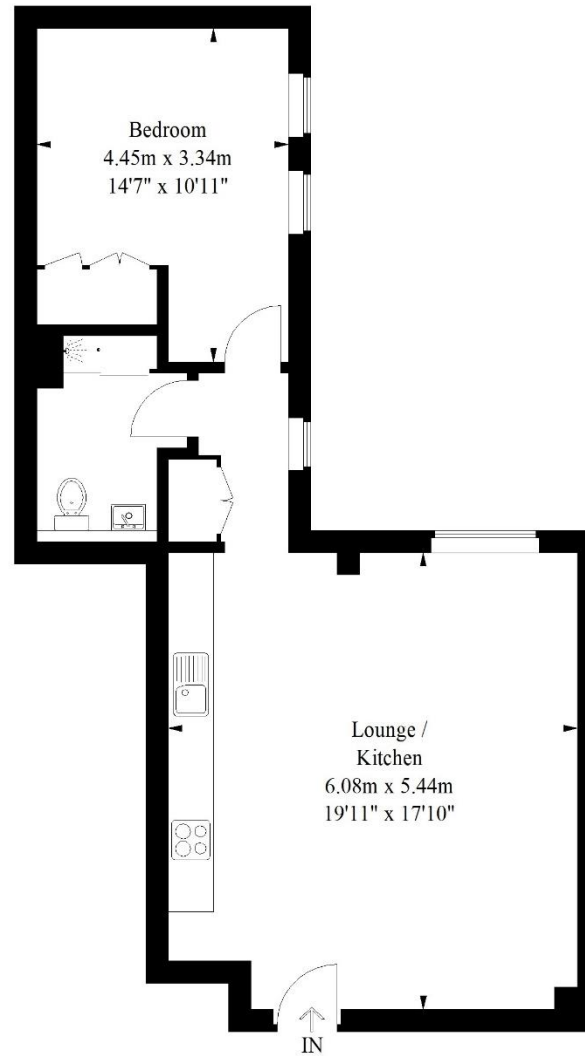






# The Quarters, Croydon

Approximate Gross Internal Area  
55.9 sq m / 602 sq ft



## Eleventh Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 717589)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ FULLY FURNISHED
- ❖ LARGE ONE DOUBLE BEDROOM APARTMENT
- ❖ 11TH FLOOR
- ❖ HIGH SPECIFICATION
- ❖ CONCIERGE
- ❖ HIGHLY CONVENIENT LOCATION
- ❖ 5 MINUTES WALK TO EAST CROYDON TRAIN STATION
- ❖ PARKING AVAILABLE AT AN ADDITIONAL COST
- ❖ EPC EER C



**\*\* Available Immediately \*\* Fully Furnished \*\*** A superbly presented one double bedroom 11th floor apartment, situated in the heart of Croydon town centre, conveniently located only five minutes walk away from both West & East Croydon train stations and a plethora of local shops and supermarkets.

Forming part of this prestigious apartment block, the property benefits from a concierge service, quality furnishings, and a stylish interior. Parking is available at an additional cost.

The accommodation comprises one double bedroom with a wide range of fitted wardrobes, a stylish shower room with walk-in cubicle & large mirrored cabinet, a utility cupboard, and a large open-plan kitchen/living room with hard wood flooring and a contemporary fitted kitchen.

Furthermore, this property sits steps away from the Wellesley Road Tram Stop, and in our opinion, it would make an ideal home for a couple or single professional.

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