

FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON

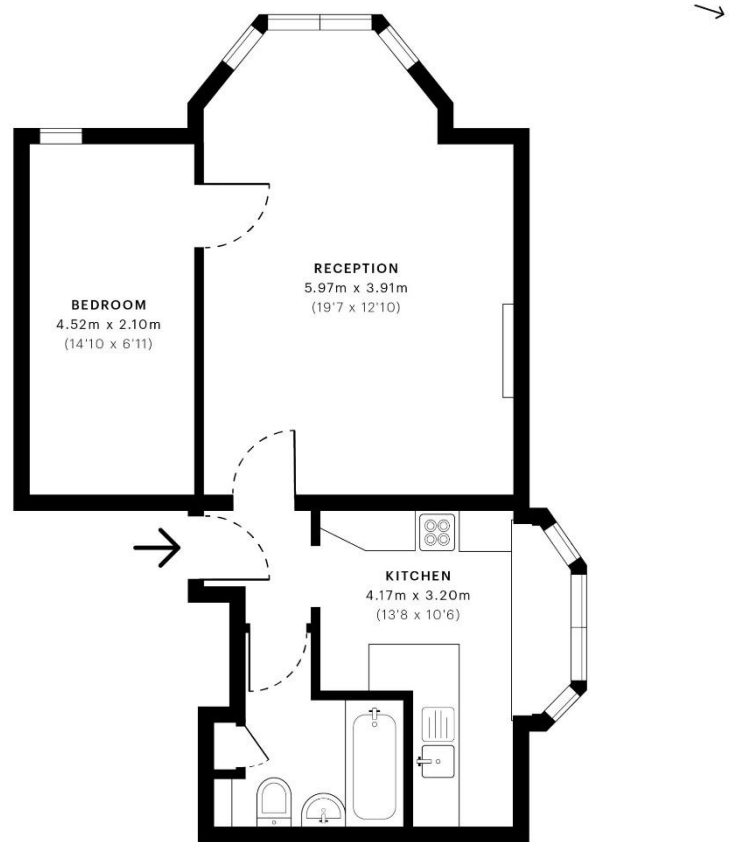
GUIDE PRICE £250,000











— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
46.68 sqm / 502.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features. Includes washrooms, restricted head height.
44.58 sqm / 479.86 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 49.23 sqm / 529.91 sqft
IPMS 3C RESIDENTIAL 47.13 sqm / 507.30 sqft

SPEC ID 6047779be617a10db1ddd762

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ PERIOD DETACHED BUILDING
- ❖ SHARE OF FREEHOLD
- ❖ RESIDENTS OFF ROAD PARKING
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ HIGH CEILINGS & PERIOD FEATURES
- ❖ LARGE COMMUNAL GARDEN
- ❖ EPC EER D

A well-presented one double bedroom first floor conversion flat, situated within this popular residential road, conveniently located only 0.4 miles from South Croydon train station and 0.6 miles from Lloyd Park Tram stop.

Forming part of this period detached building, this bright & spacious apartment enjoys good décor throughout, has a share of freehold, well maintained communal parts, and benefits from residents off road parking to the front of the building. Externally there is a large communal garden for the residents to use.

The accommodation comprises one double bedroom, a three-piece bathroom suite, a stylish fitted kitchen with breakfast bar & large bay window, and a 19'7 bay-fronted lounge/dining room with high-ceilings, stripped floorboards & a feature fireplace.

Furthermore, this property sits within easy reach of the open green spaces of Lloyd Park and a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		