

FOLKLANDS



ST. PETERS STREET, SOUTH CROYDON

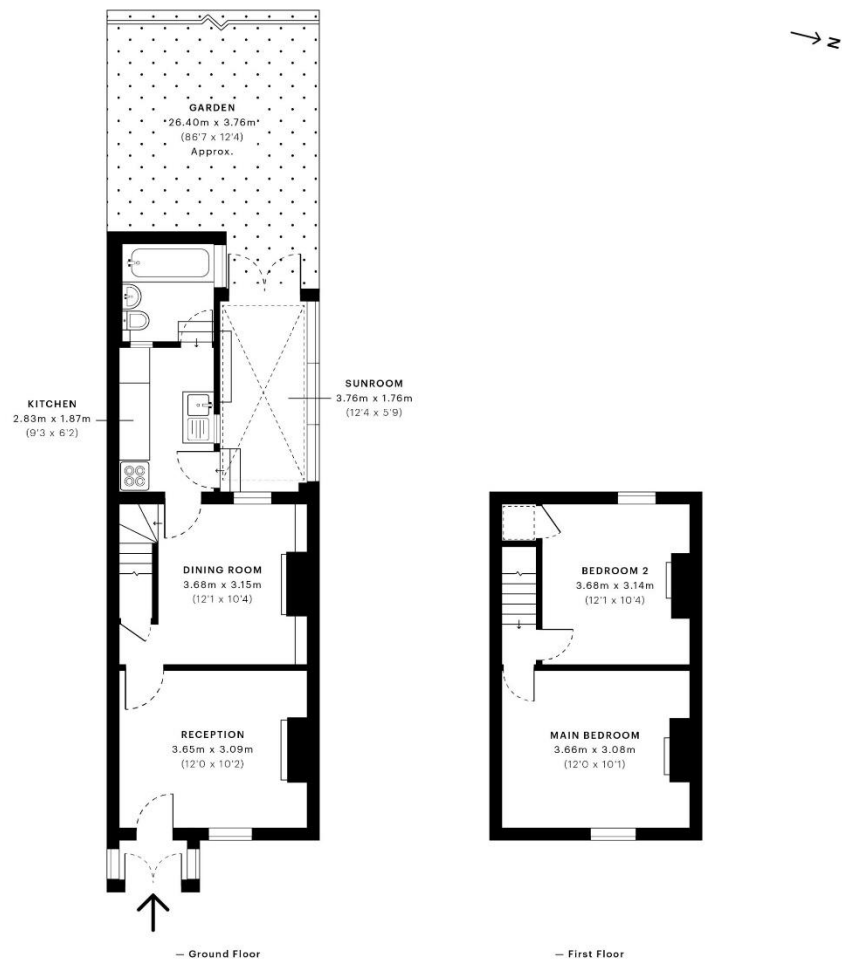
GUIDE PRICE £340,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
64.55 sqm / 694.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.58 sqm / 630.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.8m
0.64 sqm / 6.89 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 61.49 sqm / 661.87 sqft
IPMS 3C RESIDENTIAL 58.58 sqm / 630.55 sqft

SPEC ID 608ae1527124610dd01d668a

- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ 86' WEST FACING REAR GARDEN
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ TWO RECEPTION ROOMS
- ❖ WELL DECORATED THROUGHOUT
- ❖ SMALL CONSERVATORY EXTENSION
- ❖ SMART KITCHEN & BATHROOM
- ❖ EPC EER D

A two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.1 miles from South Croydon train station which offers direct services to London Victoria, London Bridge and St. Pancras train stations.

This smartly presented home enjoys good décor throughout, and benefits from a conservatory extension, and a well-stocked 86' private West facing rear garden.

The accommodation comprises two double bedrooms, loft storage space, a porch entrance, two reception rooms each with a feature fireplace, a smartly presented fitted kitchen and a modern bathroom suite with a thermostatic shower over the bath.

Furthermore, this property sits within a short walk to Croydon's restaurant quarter which boasts a wide range of restaurants, wine bars & cafes, and within easy reach of the open green spaces of both Park Hill park and Lloyd park. In our opinion this property would make an ideal first time buy.



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