

FOLKLANDS

HEATHFIELD ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £950

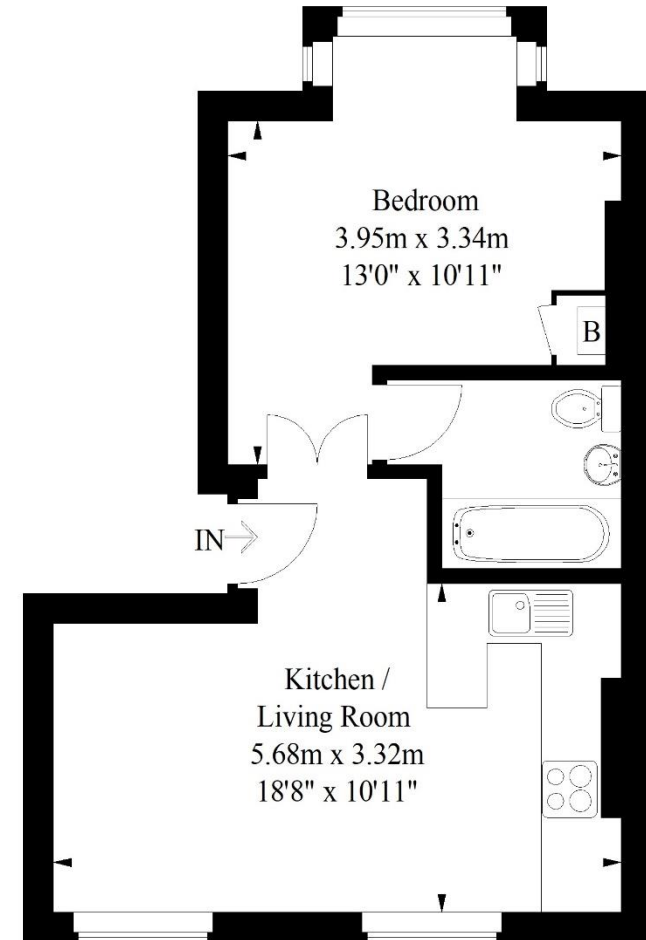






# Heathfield Road, South Croydon

Approximate Gross Internal Area  
37.7 sq m / 406 sq ft



## First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ ONE DOUBLE BEDROOM
- ❖ FULLY FURNISHED
- ❖ FIRST FLOOR FLAT
- ❖ RESIDENTS OFF ROAD PARKING
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL SHOPS, CAFES & RESTAURANTS
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER D



**\*\* Available Immediately \*\* Fully Furnished \*\*** A well-presented one double bedroom first floor apartment situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station & nearby several local bus routes.

This bright & airy apartment is offered to the market as fully furnished, it benefits from residents off-road parking, gas central heating and is fully double glazed. Externally residents have access and shared use of the communal garden.

The accommodation comprises one double bedroom with a large bay window, a modern three-piece bathroom suite with shower over-bath, and a spacious open-plan kitchen/living room with breakfast bar.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill park which is arguably one of Croydon's most popular green spaces. In our opinion this property would suit a professional single person or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		