

FOLKLANDS



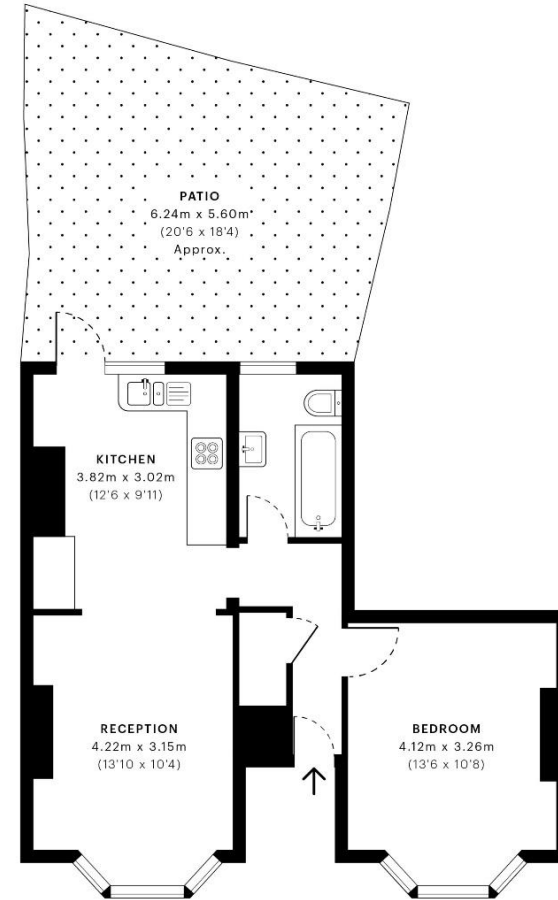
BENSON ROAD, CROYDON

GUIDE PRICE £250,000









— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
47.20 sqm / 508.06 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes external covered areas.  
42.87 sqm / 461.45 sqft

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

**RESTRUCTURED AS PER PLAN**  
Measured over area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics 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.

IPWS 20 RESIDENTIAL - 40.19 sqm / 432.34 sqft  
IPWS 20 RESIDENTIAL - 45.17 sqm / 487.91 sqft

SPEC ID: 5E3c54d7088d0e10dc044232e

- ❖ ONE BEDROOM APARTMENT
- ❖ GROUND FLOOR
- ❖ SHARE OF FREEHOLD
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ PRIVATE PARKING SPACE TO THE REAR
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ QUIET NO THROUGH ROAD
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ LARGE KITCHEN/DINING ROOM
- ❖ EPC EER D

**\*\* Open House Viewing Saturday 9th of September 2023 \*\* Viewings By-Appointment \*\* Private Garden \*\* Private Parking Space \*\* Share of Freehold \*\* A superbly presented one double bedroom ground floor apartment with a private garden, situated within this quiet no through road, conveniently located only 0.3 miles from Waddon train station and moments away from the local Tram stop at Wandle Park.**

This bright & spacious property is offered to the market with a share of freehold, it has an ultra-long lease with circa 998 years remaining, there is a private parking space to the rear, and it also boasts private front & rear gardens. Throughout the flat there is excellent décor, gas central heating, double glazed windows, and high ceilings to be enjoyed.

The accommodation comprises a bay-fronted double bedroom, an open-plan living room, a stylish bathroom suite with shower-over-bath, a contemporary fitted kitchen with space for a dining table, and a private decked rear garden.

Furthermore, the property sits a short distance from a wide range of major retail shops, including the Sainsbury & Morrisons superstores (and the newly opened Aldi & Lidl stores), it is approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.

