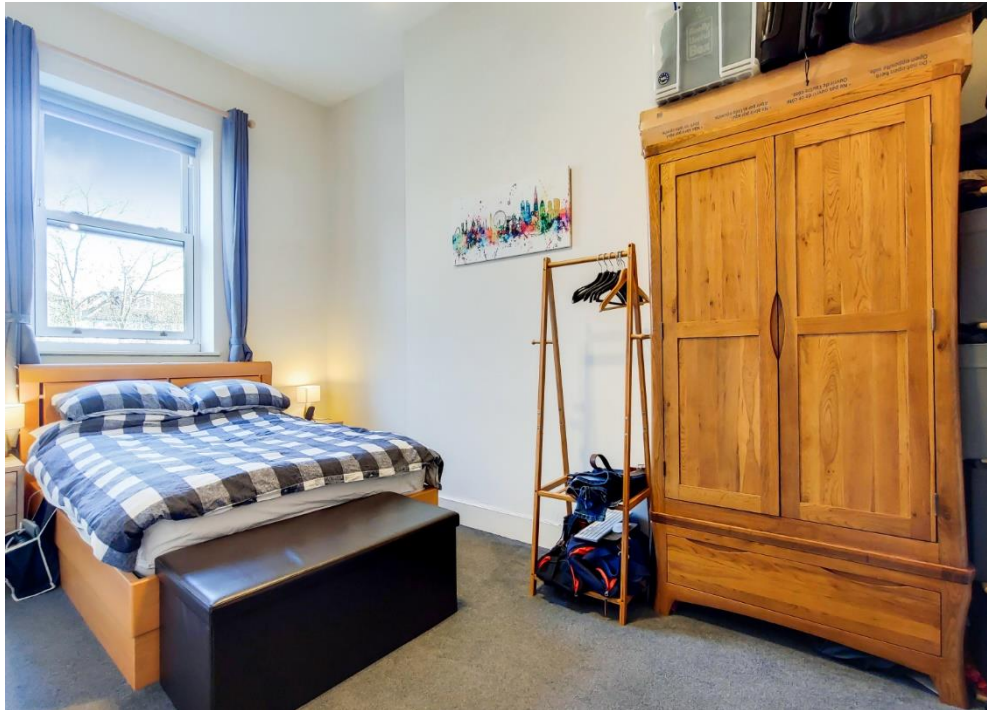


FOLKLANDS

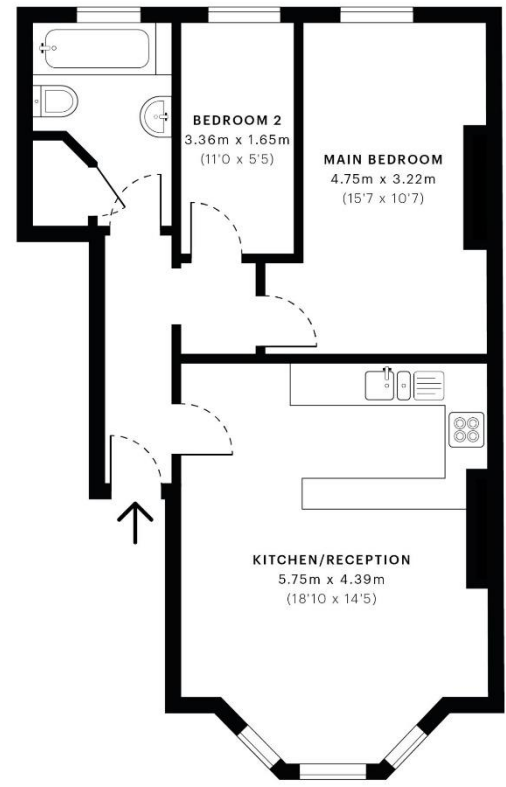


CANNING ROAD, CROYDON  
GUIDE PRICE £285,000





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— Raised Ground Floor

 <p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 55.01 sqm / 592.12 sqft</p>	 <p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features includes wetrooms, restricted head height 51.35 sqm / 552.73 sqft</p>	 <p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	 <p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5 m 0.00 sqm / 0.00 sqft</p>
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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 54.70 sqm / 588.79 sqft  
IPMS 3C RESIDENTIAL 52.12 sqm / 561.01 sqft

SPEC ID 601439e2218ed80dc2f61c92

- ❖ TWO BEDROOM FLAT
- ❖ RAISED GROUND FLOOR
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ OFF ROAD PARKING
- ❖ LONG LEASE WITH CIRCA 149 YEARS REMAINING
- ❖ HIGH CEILINGS & LARGE WINDOWS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 18'10 X 14'5 LOUNGE/KITCHEN
- ❖ EPC EER D

A well presented two bedroom raised ground floor conversion flat, situated within this popular residential road, conveniently located only 0.2 miles from the local tram stop and 0.5 miles from East Croydon train station.

This bright & airy apartment boasts a long lease with circa 149 years remaining, has off road parking, enjoys high ceilings throughout, and features recently replaced double glazed sash windows.

The accommodation comprises two bedrooms, a stylish three-piece bathroom suite with shower over-bath, under-stairs storage & some clever hall-storage, and a large open-plan lounge/ kitchen with bay window & fitted cabinets.

Furthermore, this property sits moments from an array of local conveniences, less than 100m to the nearest bus stop, and a short distance to the shops, cafes and boutiques on Addiscombe high street. In our opinion this property would make an ideal first time buy or long-term investment.

