

FOLKLANDS



LESLIE PARK ROAD, EAST CROYDON

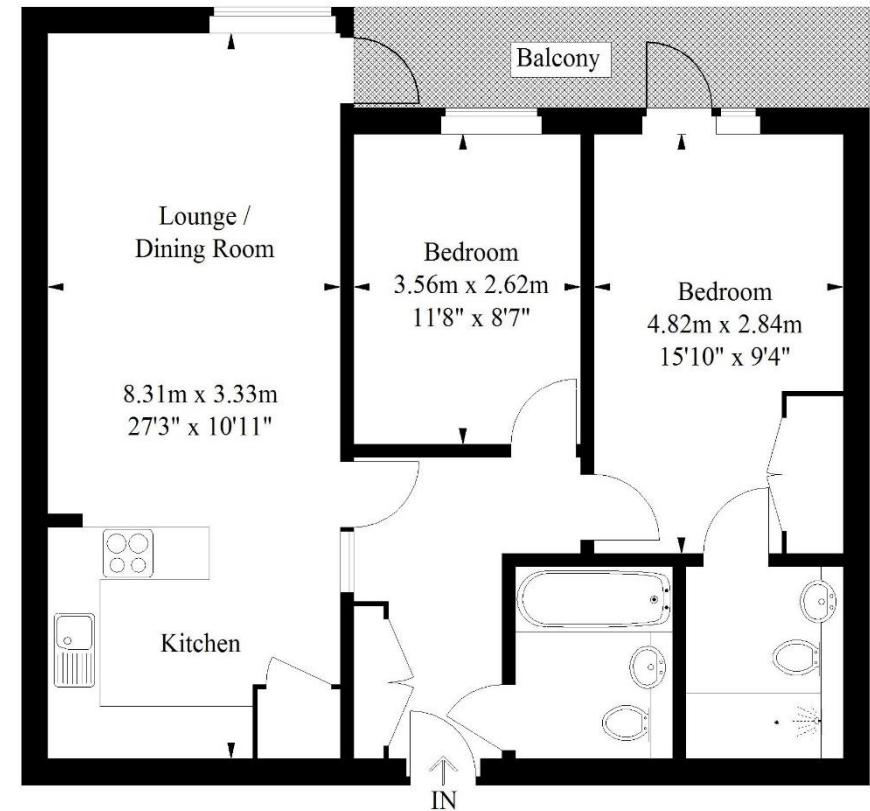
MONTHLY RENTAL OF £1,285





Leslie Park Road, East Croydon

Approximate Gross Internal Area
69.3 sq m / 746 sq ft



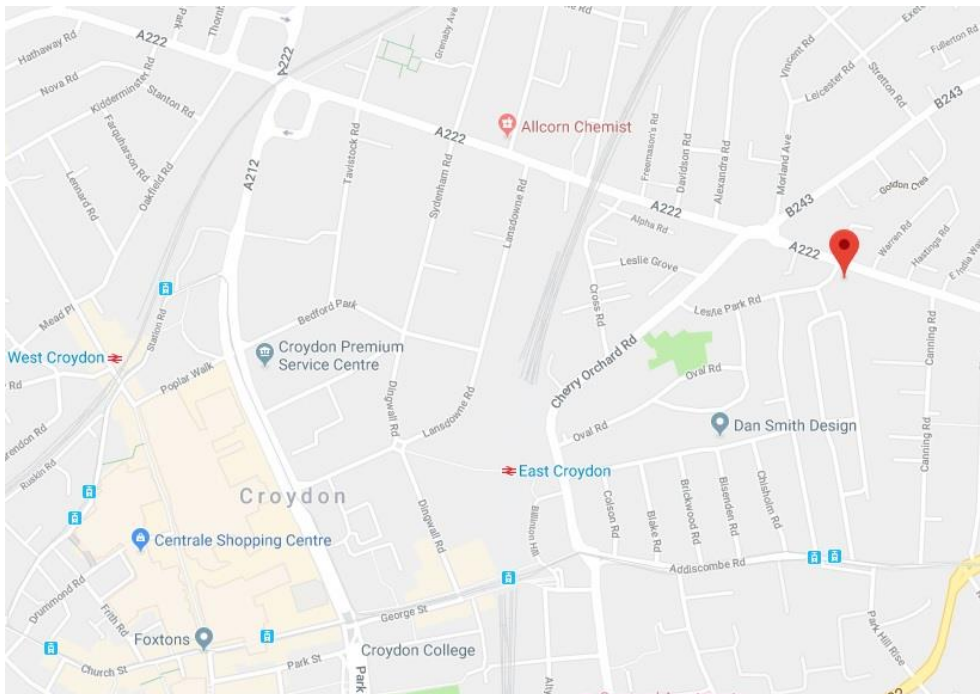
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 471309)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER B
- ❖ PART FURNISHED
- ❖ AVAILABLE IMMEDIATELY
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GATED OFF STREET PARKING
- ❖ TWO BATHROOMS
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ 746 SQFT OF FLOOR SPACE



**** Available Immediately **** A well presented two double bedroom first floor purpose built apartment situated within this popular development, conveniently located only 0.2 miles from the local tram stop and half a mile from East Croydon train station.

Offered as part-furnished, this spacious apartment boasts 746 sqft of floor space, a gated parking space, lift access, is well decorated throughout, and further benefits from two bathroom suites.

The accommodation comprises a master bedroom with en-suite shower room & fitted wardrobes, a further double bedroom, a three piece bathroom suite with shower over bath, a stylish fully fitted kitchen, and an open plan lounge/ dining room with access to the southerly facing balcony.

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 & boutiques on Addiscombe high street.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	83	86	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	