

FOLKLANDS



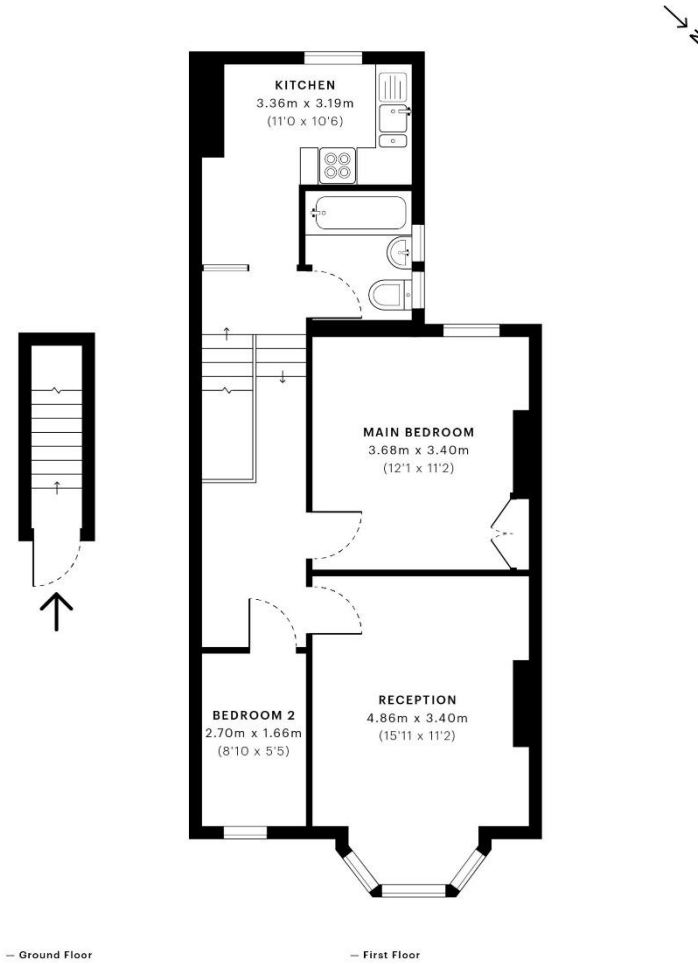
ST. SAVIOURS ROAD, WEST CROYDON

GUIDE PRICE £285,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
58.44 sqm / 629.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
52.74 sqm / 567.69 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 55.57 sqm / 598.15 sqft
IPMS 3C RESIDENTIAL 52.95 sqm / 569.95 sqft

SPEC ID: 62d929d7b78f560dce78ff7b

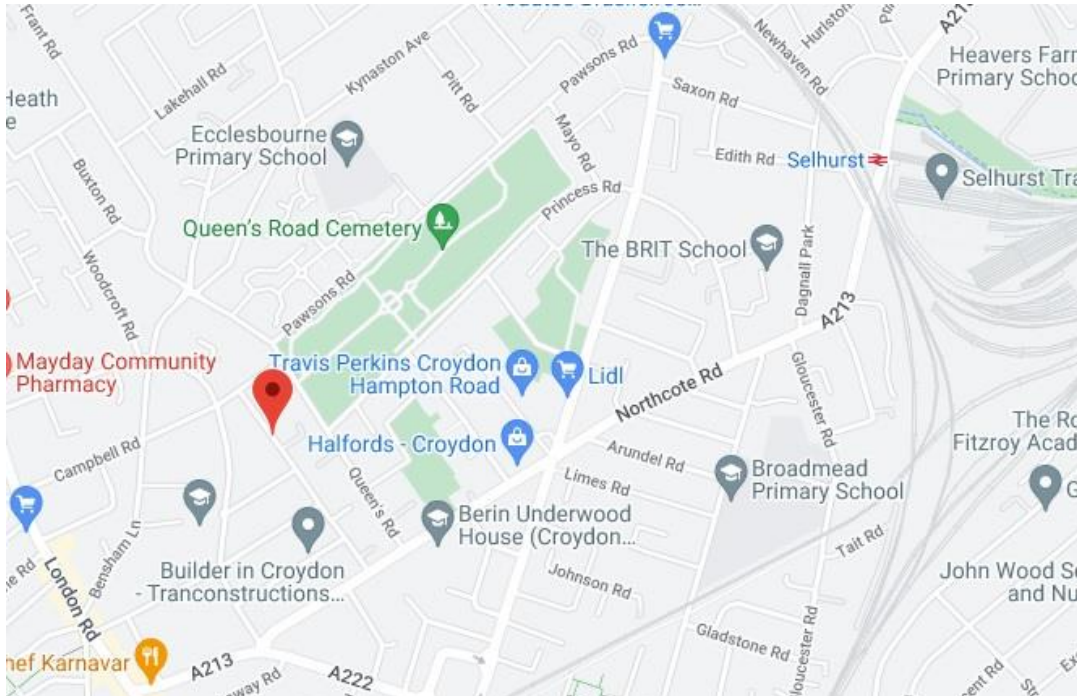
- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR FLAT
- ❖ SHARE OF FREEHOLD
- ❖ OFF ROAD PARKING SPACE
- ❖ ACCESS TO LOFT SPACE
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ SEPARATE KITCHEN
- ❖ LARGE BAY FRONTED LIVING ROOM
- ❖ HIGH CEILINGS
- ❖ EPC EER D

A spacious two-bedroom first floor conversion flat situated within this popular residential road, conveniently located 0.6 miles from West Croydon Train station and nearby several local bus routes.

This bright and airy property benefits from a share of freehold, it boasts an off-road parking space, and with access to the large loft space, there will be scope to loft extend, subject to planning permission and the permission of the co-freeholder. Additionally, the property features gas central heating and is fully double glazed.

The accommodation comprises a large master bedroom, bedroom two/ study, a 15'11 bay-fronted living room, a stylish three-piece bathroom with shower over-bath, and a separate fitted kitchen with space for a table.

Furthermore, this property sits approximately half a mile from Croydon town centre, and it is nearby an abundance of local conveniences. We feel that this property would make an excellent first time buy, or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		