

FOLKLANDS



WOODSIDE GREEN, LONDON
GUIDE PRICE £225,000











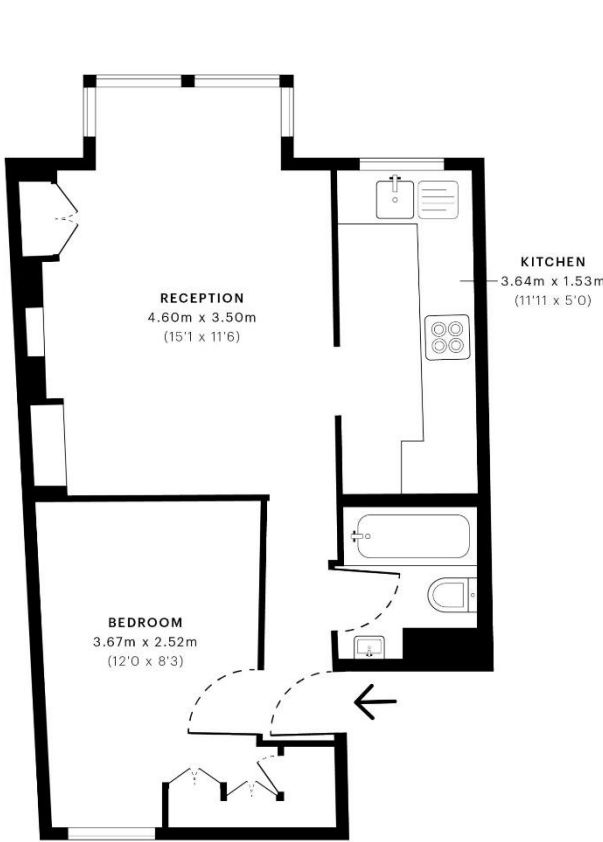
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Woodside Green, SE25

CAPTURE DATE 01/04/2022 LASER SCAN POINTS 64,437,465

GROSS INTERNAL AREA

35.71 sqm / 384.38 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
35.71 sqm / 384.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
33.69 sqm / 362.64 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 35.65 sqm / 383.73 sqft
IPMS 3C RESIDENTIAL 34.24 sqm / 368.56 sqft

SPEC ID: 623f3d558e88390dc5d75815

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ CHAIN FREE
- ❖ VIEWS OVER WOODSIDE GREEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EXCELLENT CONDITION THROUGHOUT
- ❖ LONG EXTENDED LEASE
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ 1.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER E



**** Chain Free **** A superbly presented one double bedroom first floor conversion flat, situated within this popular residential setting, located 0.7 miles from Norwood Junction, 1.3 miles from East Croydon train station and moments from both Woodside & Blackhorse Lane Tram stops.

This bright & airy property enjoys direct views over Woodside Green, it has a long-extended lease, it boasts excellent décor, has new flooring, and a brand-new kitchen.

The accommodation comprises one double bedroom with a large range of fitted wardrobes, a smart modern bathroom suite, a separate bay-fronted living room with fitted storage, and a 11'11 newly fitted kitchen.

Furthermore, this property is a short walk to Addiscombe High Street and is well served by local shops on Woodside Green. It is close to a variety of green spaces including Ashburton Park, Brickfields Meadow and South Norwood Country Park. We feel that this property would make an ideal first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	54 E	
21-38	F		
1-20	G		