

FOLKLANDS



LYNDEN HYRST



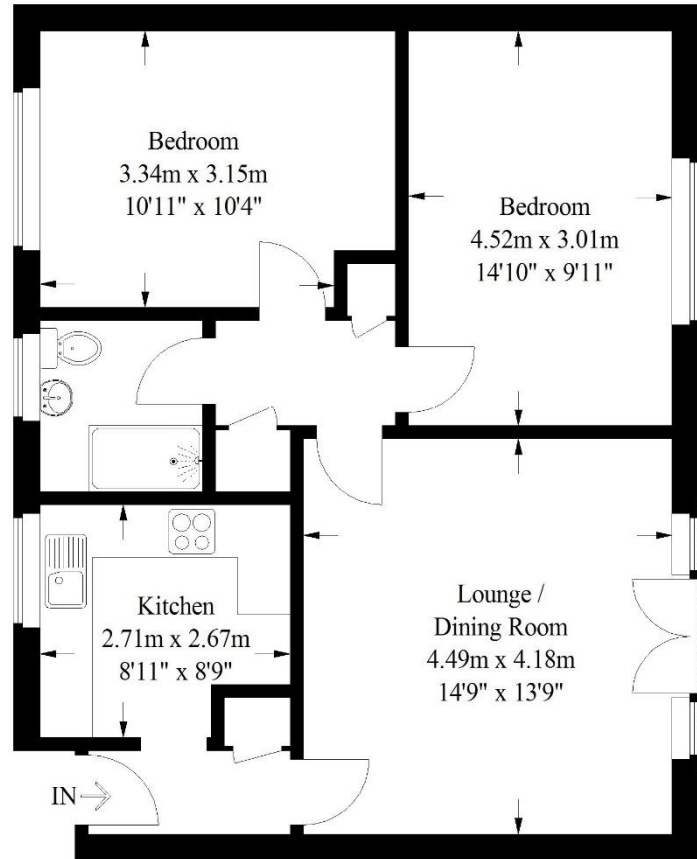
ADDISCOMBE ROAD, CROYDON
MONTHLY RENTAL OF £1,250





Lynden Hyrst, Addiscombe Road

Approximate Gross Internal Area
65.6 sq m / 706 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ TWO DOUBLE BEDROOMS
- ❖ UNFURNISHED - GROUND FLOOR
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM SANDILANDS TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ STYLISH FINISH THROUGHOUT
- ❖ EXTENSIVE COMMUNAL GARDENS
- ❖ FULLY DOUBLE GLAZED
- ❖ EPC EER D

**** Available Immediately **** A spacious two double bedroom ground floor apartment, situated within this well-maintained development, conveniently located only 0.1 miles from Sandilands Tram stop and 0.5 miles from East Croydon train station.

Offered to the market as unfurnished, this well presented home enjoys double glazing throughout, a recently fitted shower room, a large range of fitted wardrobes in the master bedroom, and a stylish finish throughout.

The accommodation comprises two double bedrooms, a three-piece shower room, a hallway storage cupboard, a contemporary fitted kitchen with appliances included, and a large lounge/ dining room with Juliette balcony that over-looks the communal gardens.

Furthermore, this property sits a short walk from the open green spaces of Lloyd park, is well connected for local bus routes, and is less than a mile from the plethora of shops, bars & restaurants in Croydon town centre. In our opinion this property would make an ideal home for commuting professionals.

