

FOLKLANDS



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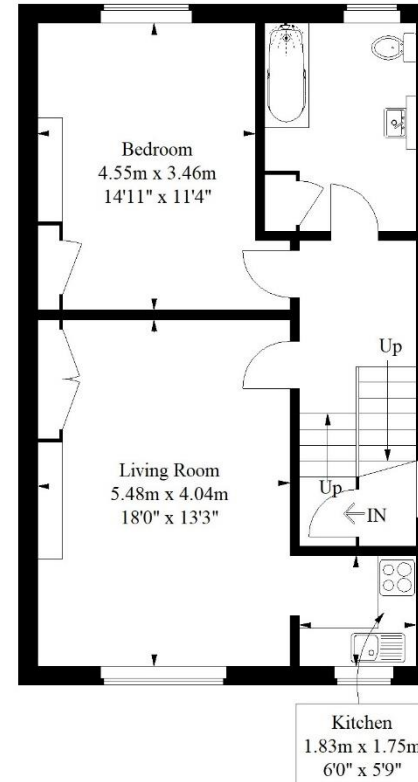
CANNING ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,250



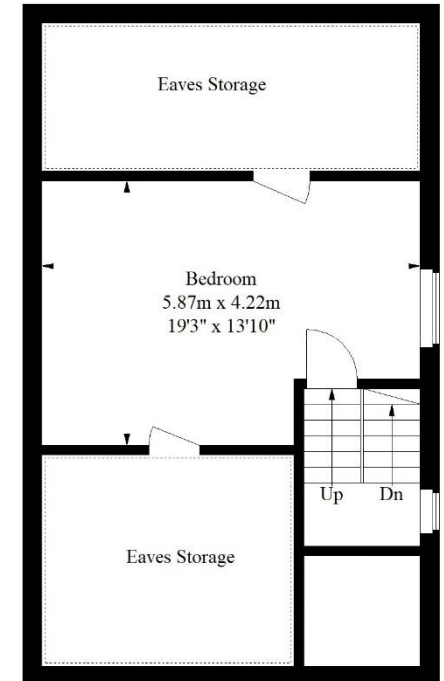
Canning Road, Addiscombe



Approximate Gross Internal Area
89.4 sq m / 962 sq ft
(Excluding Eaves Storage)



Second Floor = 61.2 sq m / 659 sq ft



Third Floor = 28.2 sq m / 303 sq ft

 = Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 516320)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE FROM 2ND MARCH 2020
- ❖ TWO DOUBLE BEDROOM SPLIT LEVEL FLAT
- ❖ FULLY FURNISHED
- ❖ ALLOCATED PARKING BAY FOR ONE CAR
- ❖ OVER 900 SQFT OF ACCOMMODATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SPACIOUS LOUNGE/ DINING ROOM
- ❖ CLOSE TO LOCAL SHOPS
- ❖ EPC EER D

**** Available from 2nd March 2020 **** A two double bedroom split level conversion flat, conveniently located only 0.2 miles from the local tram stop and half a mile from East Croydon train station.

Offered as fully furnished, this spacious property boasts in excess of 900 sqft of floor space and benefits from off road parking for one car, has a particularly large lounge/ dining room, ample storage space, and the tranquillity of being arranged over the top two floors of this building.

The accommodation comprises two large double bedrooms, loft storage space, a three-piece bathroom suite, an 18' lounge/ dining room, and a compact fitted kitchen.

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 home for a professional couple.

