

FOLKLANDS



CHERRY ORCHARD ROAD, EAST CROYDON

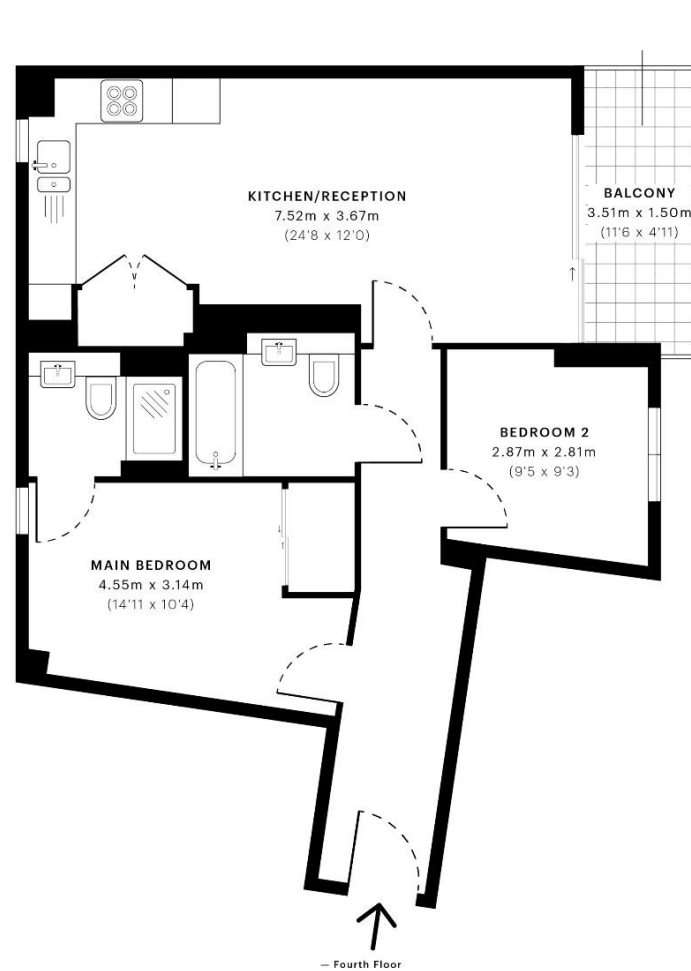
GUIDE PRICE £369,950











GROSS INTERNAL AREA (GIA)
The floorplan of the property
68.54 sqm / 737.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external fixtures
Includes wall thickness, radiused head height
64.25 sqm / 691.50 sqft

INTERNAL STRUCTURAL FEATURES
Balconies, window sills/windows
0.22 sqm / 2.37 sqft

PERMITTED ACCESS POINT
Ground access via screen door
0.00 sqm / 0.00 sqft



Some verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Here, car 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 measurement captured in the scan.

IPMS 2B RESIDENTIAL 74.60 sqm / 806.40 sqft
IPMS 2C RESIDENTIAL 70.00 sqm / 752.00 sqft

SPEC ID: 56403344d8a448b0db9d1ff9a

- ❖ TWO DOUBLE BEDROOM APARTMENT
- ❖ FOURTH FLOOR - ULTRA LONG LEASE
- ❖ BALCONY WITH GARDEN VIEWS
- ❖ 24' KITCHEN/RECEPTION ROOM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ ECONOMICAL HEATING SYSTEM
- ❖ TWO BATHROOMS
- ❖ EPC EER B

A superbly presented two double bedroom fourth floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, an ultra-long lease, cycle housing, ample storage, and boasts an economical heating system.

The accommodation comprises a master bedroom with a large fitted wardrobe & en-suite shower room, a second double bedroom, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 24'8 x 12'0 open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces and fitted appliances. Externally, the property enjoys a spacious balcony with elevated views over the communal grounds and an aspect that captures the afternoon and evening sunshine.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		