

FOLKLANDS



CHATSWORTH ROAD, CENTRAL CROYDON
GUIDE PRICE £250,000



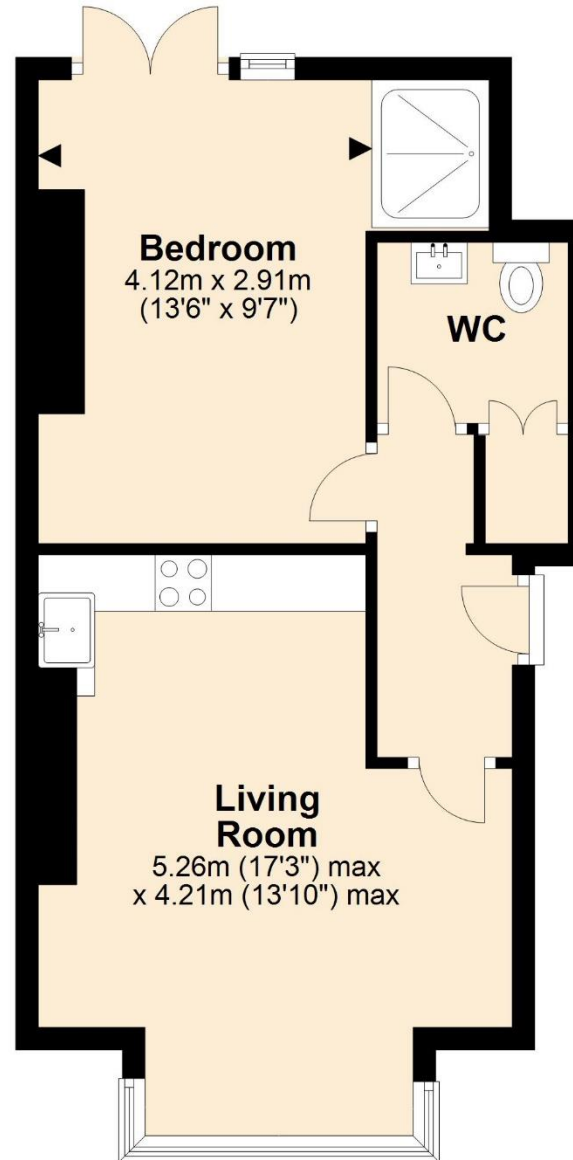






Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 39.2 sq. metres (421.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR FLAT – HIGH CEILINGS
- ❖ PRIVATE WEST FACING COURTYARD GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ALLOCATED PARKING SPACE
- ❖ NEW HOT WATER CYLINDER MARCH 2023
- ❖ FULLY DOUBLE GLAZED
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EPC EER F

A superbly presented one double bedroom ground floor conversion flat, situated within this desirable residential road, conveniently located 0.4 miles from both East Croydon and South Croydon train station.

This bright & airy property features a private courtyard garden, it has high ceilings and is fully double glazed. It also comes equipped with an allocated parking space and a long lease with circa 145 years in balance.

The accommodation comprises a large double bedroom with an en-suite shower cubicle, a stylish cloakroom with utility cupboard, and a 17'3 x 13'10 bay fronted kitchen/reception room with fitted shutters, in-built cabinets & a contemporary kitchen.

Furthermore, this property sits moments away from the open green spaces of Park Hill Park, it is a short walk to the plethora of shops, bars & restaurants in South Croydon; and both Croydon town centre & the highly acclaimed Box Park complex are within an easy reach.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		