

FOLKLANDS



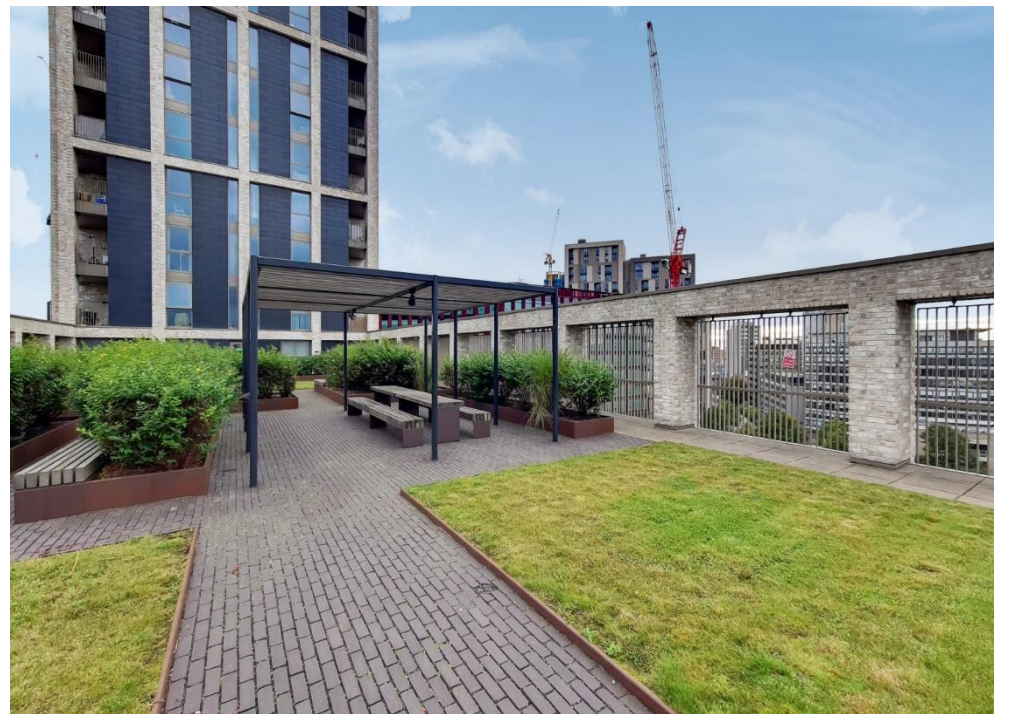
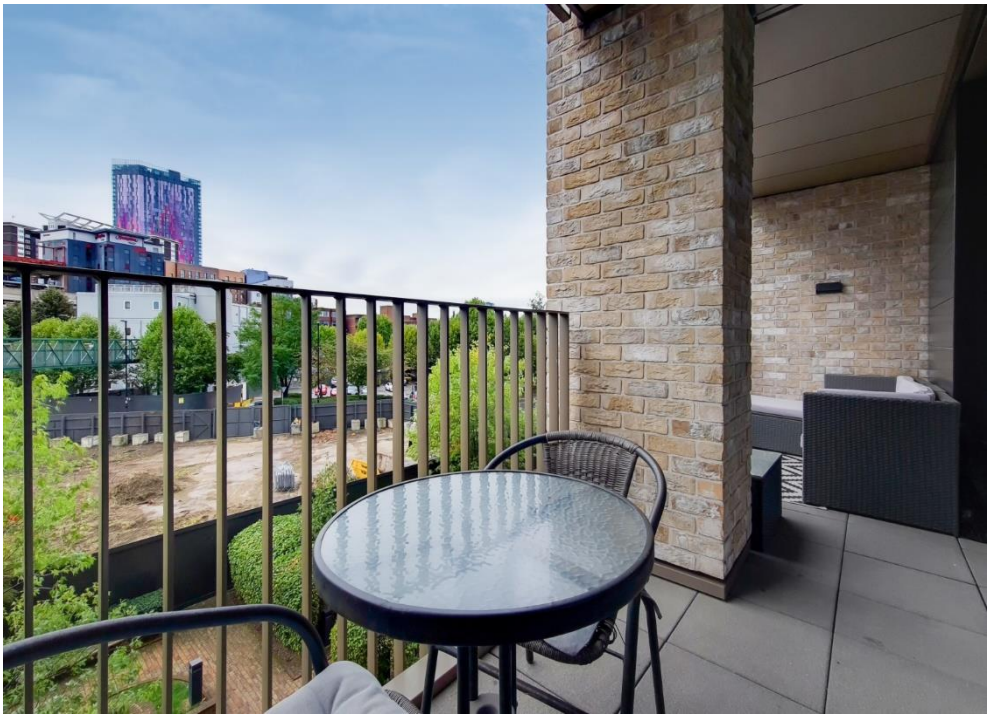
CAITHNESS WALK, EAST CROYDON
GUIDE PRICE £375,000

WWW.RUSKINSQUARE.COM
Deliveries
via Dingwall Rd
entrance gate.
**ruskin
square** 

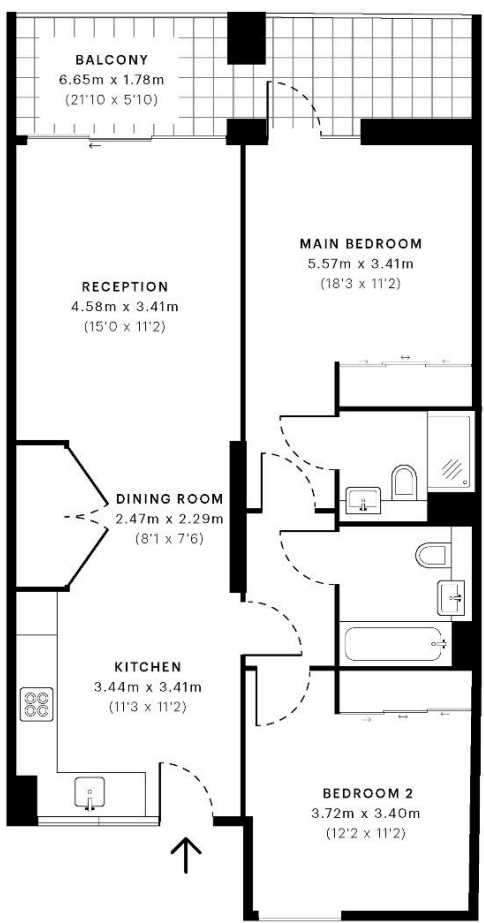












- Second Floor

GROSS INTERNAL AREA (GIA)
 The footprint within the property
 74.71 sqm / 804.17 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and non-usable areas
 Includes mezzanines, raised/floated heights
 71.49 sqm / 769.51 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, overhang etc.
 10.82 sqm / 116.47 sqft

RESTRICTED HEAD HEIGHT
 Lower than standard 2.0m
 0.00 sqm / 0.00 sqft



Specs Verified floor plans are produced in accordance with Best Practice Code of Chartered Surveyors' Property Measurement Standards. Plans and guides 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.

SPM5 28 RESIDENTIAL 3520 sqm / 3793.8 sqft
 SPM5 30 RESIDENTIAL 3520 sqm / 3793.8 sqft

SPEC ID: 5633bed6623676c0de3b10377

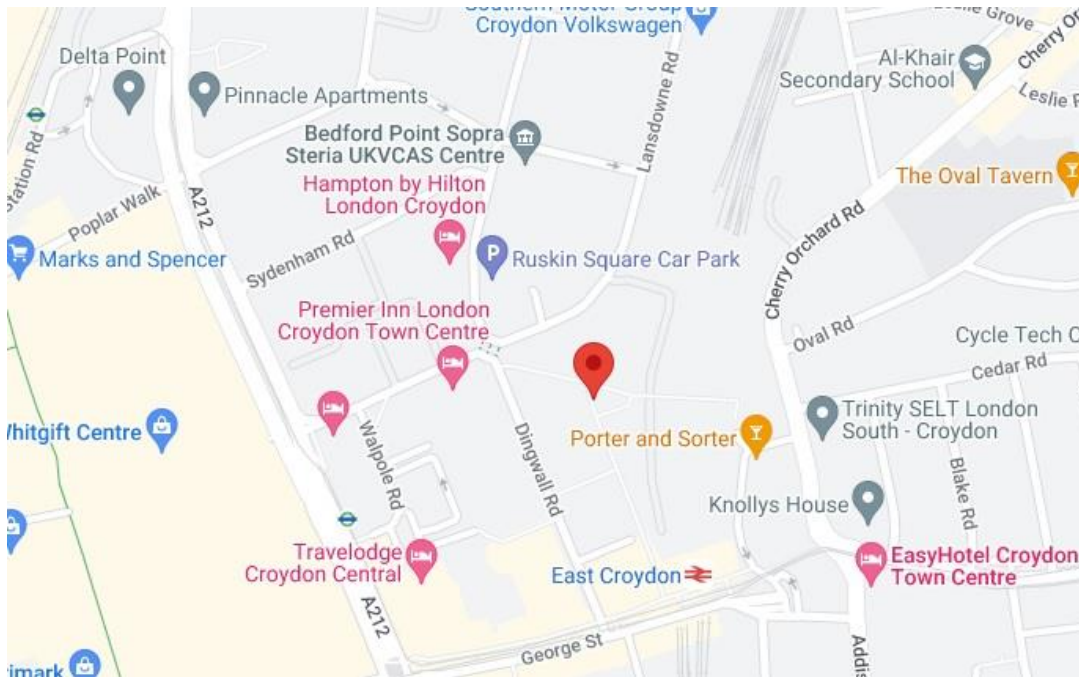
- ❖ TWO DOUBLE BEDROOMS
- ❖ SECOND FLOOR APARTMENT - ULTRA ECONOMICAL
- ❖ LARGE PRIVATE BALCONY
- ❖ RESIDENTS ROOF GARDEN & COMMUNAL GROUNDS
- ❖ SECONDS AWAY FROM EAST CROYDON TRAIN STATION
- ❖ OVER 800 SQFT OF ACCOMODATION
- ❖ STYLISH & CONTEMPORARY DESIGN
- ❖ FLOOR TO CEILING DOUBLE GLAZED WINDOWS
- ❖ TWO BATHROOMS
- ❖ EPC EER B

**** A commuters Paradise ** EWS1 Passed ** Ultra-Economical **** A beautiful two double bedroom second floor apartment situated within this signature development, conveniently located moments away from East Croydon train station, which provides fast links to London Victoria, London Bridge, Kings Cross and Gatwick Airport.

This bright & spacious apartment boasts in excess of 800 sqft of floor space, features a large West facing balcony, has ample storage space, and boasts a high specification throughout. Additionally, residents benefit from an on-site manager, access to a wonderful roof garden with far reaching views, communal gardens to the ground floor, and cycle storage.

The accommodation comprises a stunning 34' open-plan lounge/kitchen/diner with integrated appliances, a separate utility cupboard, a master bedroom with large fitted wardrobe, an en-suite shower room & balcony access, a second double bedroom with fitted wardrobe cupboard, and a well-appointed family bathroom suite. The 21' private balcony sits to the rear of the building and benefits from a Westerly aspect, ideal for the afternoon and evening sun.

Furthermore, this property sits moments away from the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. This apartment block sits in East Croydon's most prime location and for that reason we feel it would make a wonderful home and long-term investment, as Croydon undergoes its substantial regeneration.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |