

FOLKLANDS



EDRIDGE ROAD, CROYDON
GUIDE PRICE £240,000

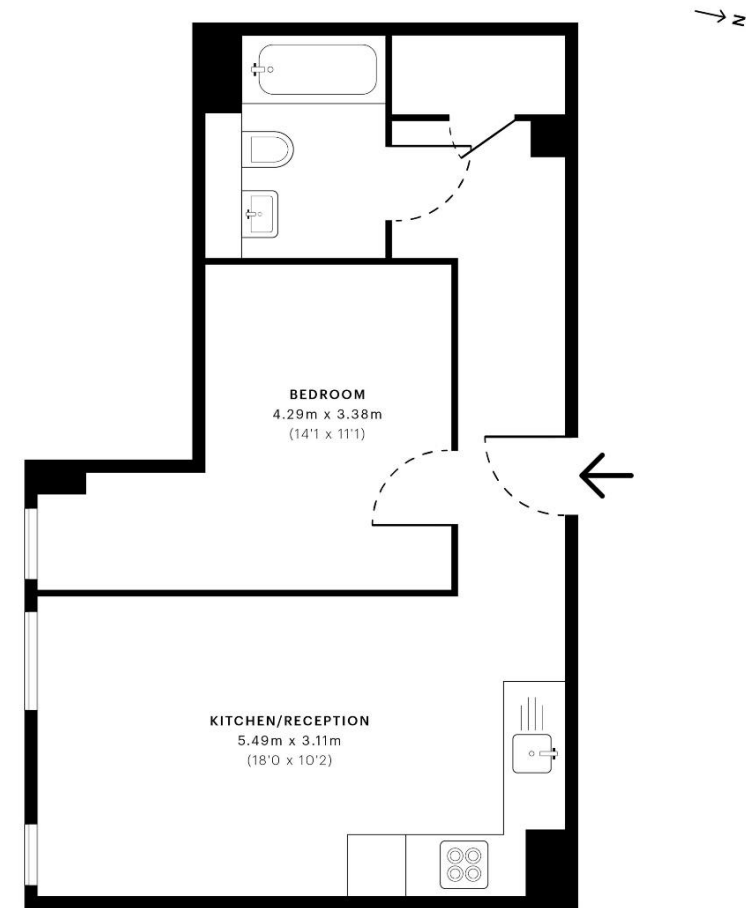
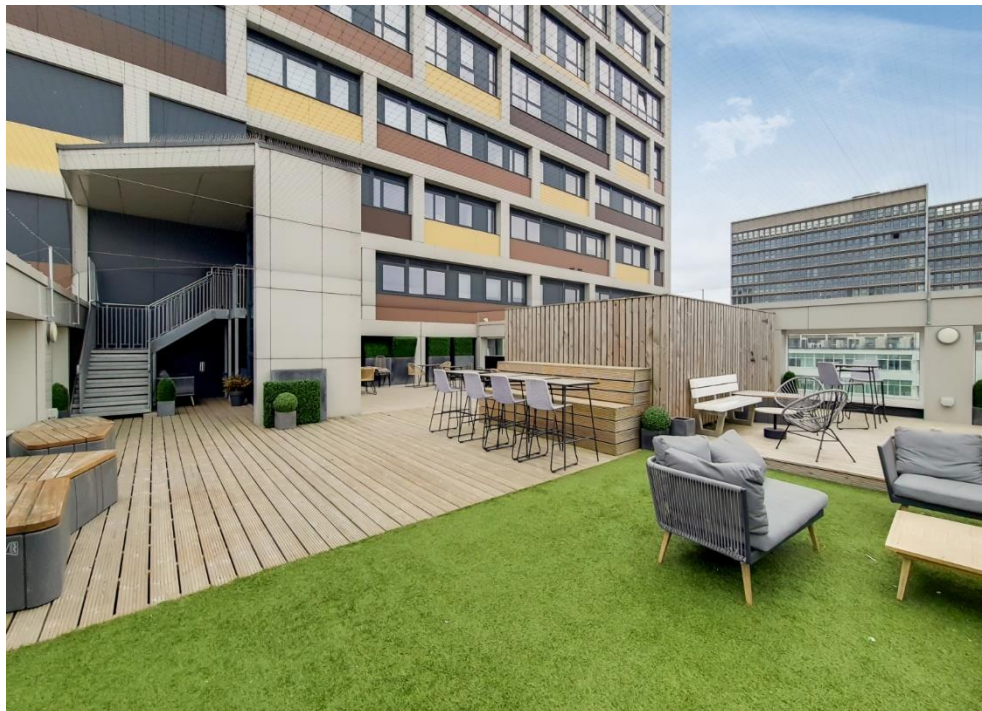












— Fourth Floor

 GROSS INTERNAL AREA (INC) (the fixtures of the property)
41.22 sqm / 443.69 sqft

 NET INTERNAL AREA (INC) (includes walls and external fixtures, includes overruns, includes board height)
39.17 sqm / 423.62 sqft

 EXTERNAL STRUCTURAL FEATURES (balconies, terraces, verandas, etc.)
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT (limited use area under 2.0m)
0.00 sqm / 0.00 sqft



• Scope Verified floor plans are produced in accordance with:
• Royal Institution of Chartered Surveyors' Property Measurement Standards.
• Plans 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 rooms lengths and widths
• are the maximum points of measurements captured in the scan.

IPW 28 RESIDENTIAL 65345 sqm / 704753 sqft
IPW 20 RESIDENTIAL 35117 sqm / 47634 sqft

SPEC ID 563106147b454fb0dd3c12574



- ❖ ONE DOUBLE BEDROOM
- ❖ 4TH FLOOR APARTMENT
- ❖ LARGE FOOTPRINT - 443 SQFT
- ❖ FAVOURABLE LAYOUT WITH ENTRANCE HALL
- ❖ EXCEPTIONALLY WELL PRESENTED
- ❖ ULTRA LONG LEASE
- ❖ RESIDENTS SKY GARDEN & RESIDENTS LOUNGE
- ❖ CONCIERGE & SECURITY 24/7
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ EPC EERC



An exceptionally well presented one double bedroom fourth floor apartment, situated within this recently developed apartment block, located half a mile from East Croydon & West Croydon train stations, and moments away from an abundance of bus routes and tram stops.

This bright & spacious property enjoys a favourable layout with 443 SQFT of floorspace, it boasts a concierge & security service, and has an ultra-long lease. Residents benefit from a co-working lounge (with free Wi-Fi), a wonderful sky garden, on-site CCTV, and a video-entry system.

The property also features an ultra-economical central heating & water system and forms part of a well-insulated building. The accommodation comprises a spacious lounge/kitchen with granite worktops, hardwood flooring & integrated appliances, a sizeable double bedroom, an entrance hallway, a utility cupboard, and a contemporary bathroom suite with shower over-bath.

Furthermore, this property sits moments away from an abundance of local bars, restaurants, and shops (including the popular Boxpark venue), it is within walking distance of the Vue cinema and a range of local gyms. In our opinion this property would make an excellent home for a young professional or couple.

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