

FOLKLANDS

HIGH STREET, CENTRAL CROYDON  
GUIDE PRICE £290,000













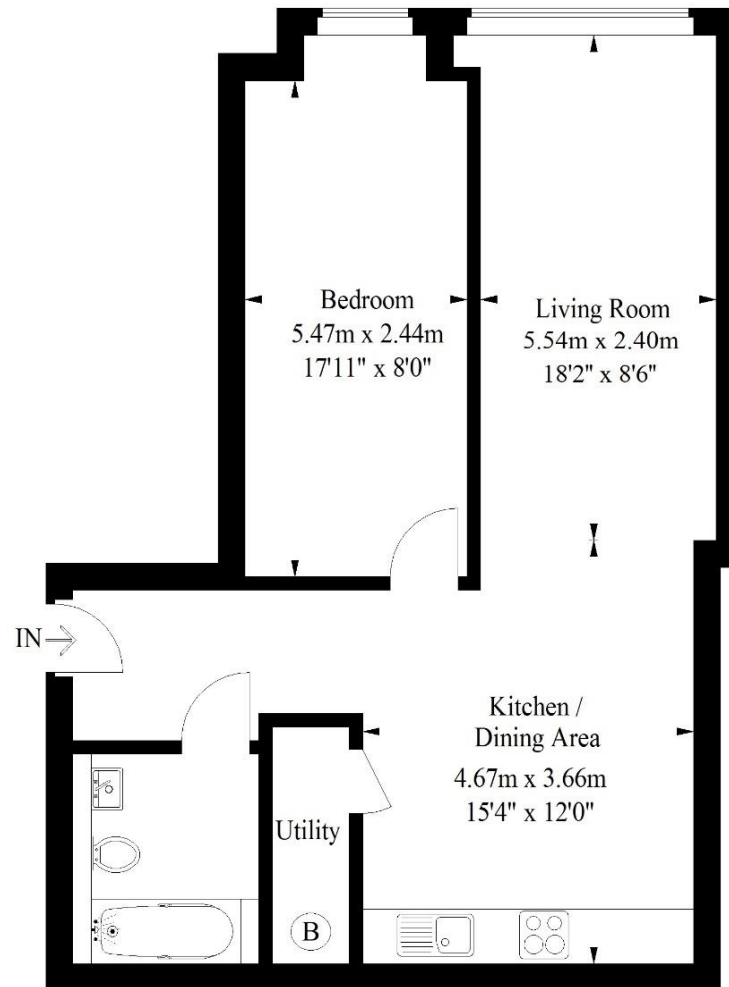






# Green Dragon House, Central Croydon

Approximate Gross Internal Area  
59.5 sq m / 640 sq ft



## FirstFloor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 483894)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ EPC EER C
- ❖ 640 SQFT OF ACCOMMODATION
- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ LONG LEASE
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ NO ONWARD CHAIN
- ❖ ACCESS TO THE BEAUTIFUL ROOF GARDENS
- ❖ RESIDENTS LOUNGE WITH CINEMA SCREEN & POOL TABLE



**\*\* 640 SQFT \*\*** A superbly presented one double bedroom first floor flat situated within this recently refurbished apartment complex in the heart of Croydon town centre, conveniently located 0.2 miles from the local tram stop and only 0.5 miles from East Croydon train station.

This particularly spacious apartment boasts secure fob access, the benefit of a concierge service, a contemporary design throughout, and access to the magnificent resident's lounge and sky gardens. The residents lounge offers huge entertainment space, a cinema room, a pool table and ample soft seating, whilst the sky garden boasts a 360 degree view across the Croydon sky line and ample seating areas.

The accommodation comprises a 17' double bedroom, a spacious kitchen/ dining room with contemporary hi-gloss fitted units, an 18' living room, a stylish three-piece bathroom suite, and a utility cupboard.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops bars & restaurants, the local Vue cinema and a number of local Gyms. In our opinion this property would make an excellent first time buy.

