

FOLKLANDS



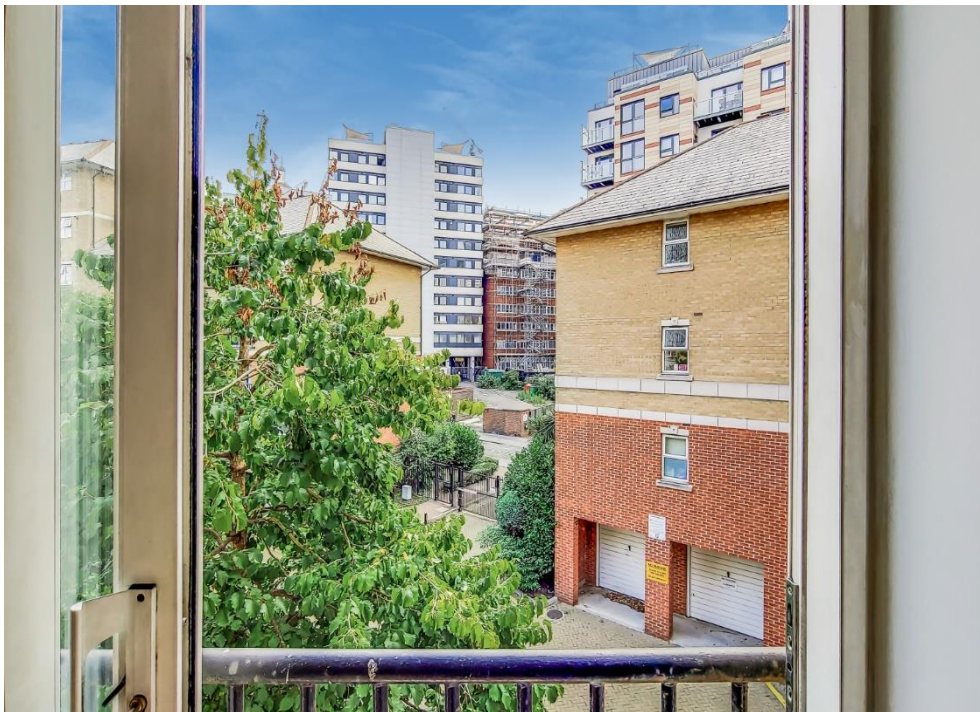
CHARLES STREET, CENTRAL CROYDON

GUIDE PRICE FIXED £265,000









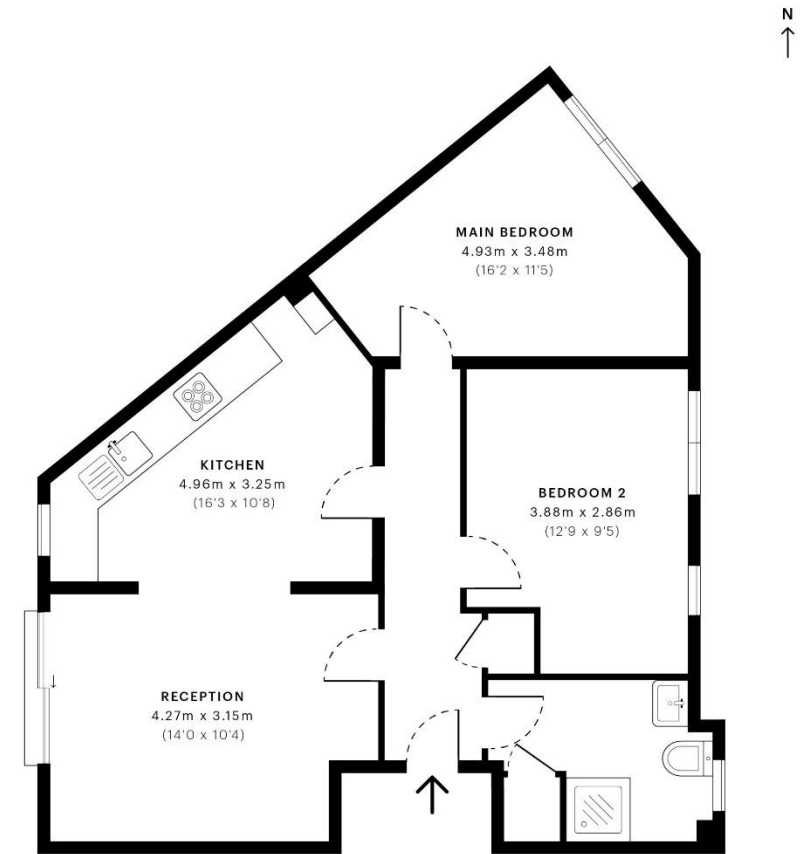
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Charles Street, CRO

CAPTURE DATE 09/09/2020 LASER SCAN POINTS 22,657,659

GROSS INTERNAL AREA

60.36 sqm / 649.71 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
60.36 sqm / 649.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height:
56.16 sqm / 604.50 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.:
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.75 sqm / 653.91 sqft
IPMS 3C RESIDENTIAL 56.67 sqm / 609.99 sqft

SPEC ID 51477778c2d2f00da81821e1

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ SECOND FLOOR APARTMENT
- ❖ SECURE ALLOCATED PARKING BAY
- ❖ HIGHLY CENTRAL LOCATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ CHAIN FREE
- ❖ BRIGHT & AIRY ACCOMMODATION
- ❖ COMMUNAL GARDENS
- ❖ VISITORS PARKING
- ❖ EPC EER C



**** Chain Free **** A well-presented two double bedroom second floor apartment situated within this popular development in the centre of Croydon, conveniently located only 0.5 miles from both East & West Croydon train stations. Additionally, this property sits a short walk away from the local tram stop, which provides frequent services to Wimbledon, Elmers End and Beckenham.

This bright & spacious apartment benefits from a secure allocated parking bay in the nearby Q-Park, on-site gated visitor's bays, a long lease with circa 101 years remaining, cycle housing, and a communal garden.

The accommodation comprises two double bedrooms, a recently fitted stylish bathroom suite, hallway storage, a spacious living room with Juliette balcony, and a large partially open-plan fitted kitchen.

Furthermore, this property sits moments away from the plethora of shops, bars & restaurants in Croydon town centre, a short walk to the historic Surrey Street marketplace, and within walking distance of the open green spaces of both Wandle Park & Park Hill Park. In our opinion this property would make a fantastic first time buy, or long-term investment.

