

FOLKLANDS



CAITHNESS WALK, EAST CROYDON
MONTHLY RENTAL OF £1,650

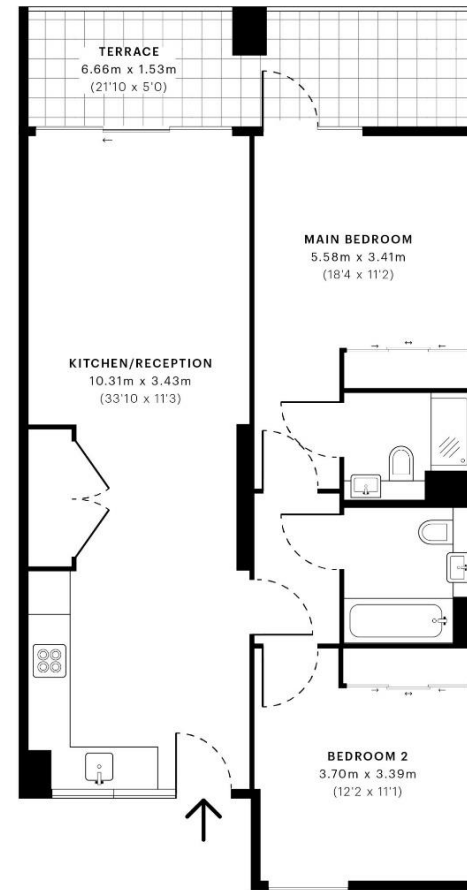
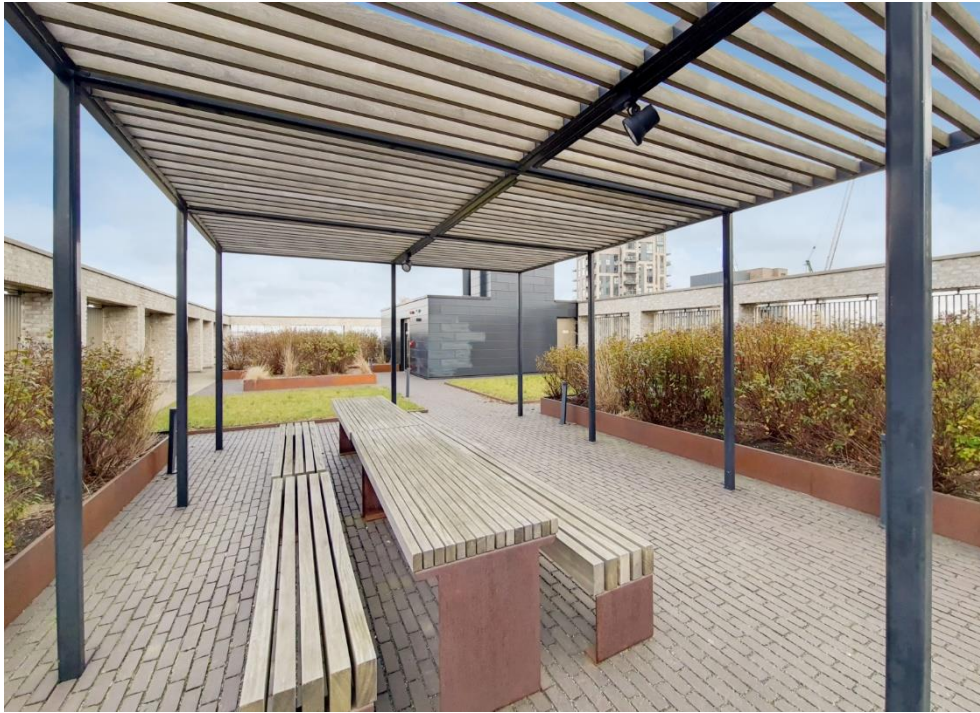












— Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
75.07 sqm / 808.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
71.60 sqm / 770.70 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
9.79 sqm / 105.38 sqft

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

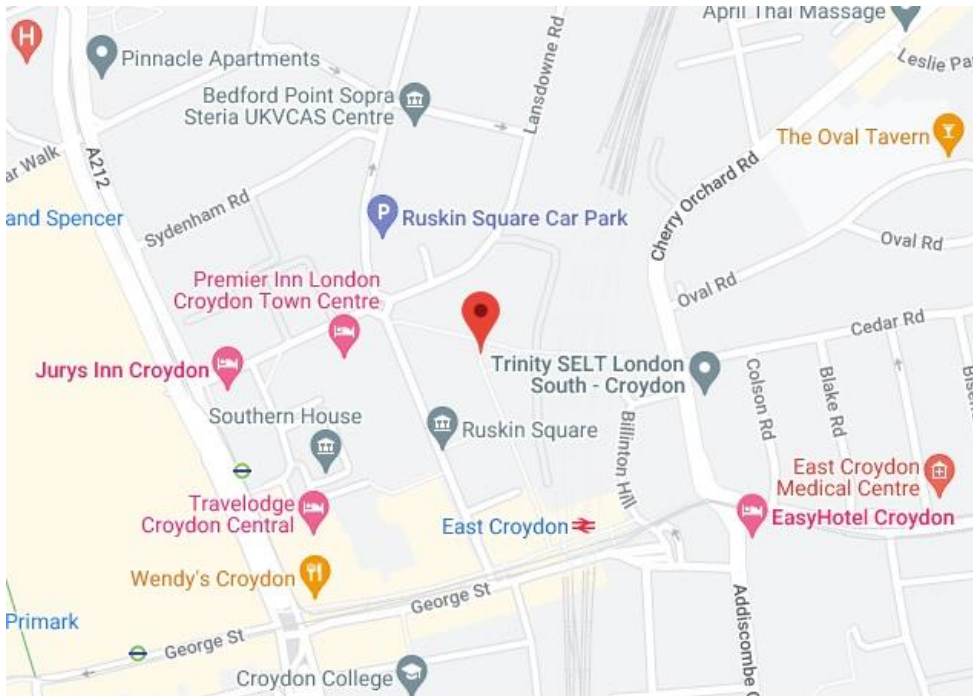


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 84.63 sqm / 910.95 sqft
IPMS 3C RESIDENTIAL 81.60 sqm / 881.56 sqft

SPEC ID 62235541720e050dd1435235

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ LARGE 21' BALCONY
- ❖ RESIDENTS ROOF GARDEN & COMMUNAL GROUNDS
- ❖ SECONDS AWAY FROM EAST CROYDON TRAIN STATION
- ❖ STYLISH & CONTEMPORARY DESIGN
- ❖ FLOOR TO CEILING DOUBLE GLAZED WINDOWS
- ❖ EPC EER B



**** Available Immediately ** Unfurnished **** A beautiful two double bedroom seventh 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 enjoys 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 33' 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.

| 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 | | |