

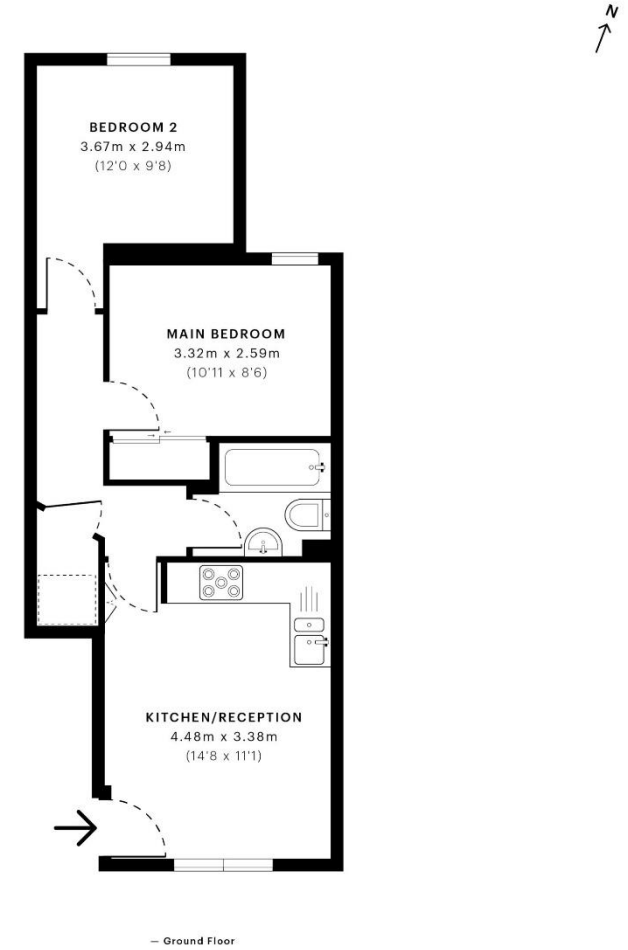
FOLKLANDS



OVAL ROAD, EAST CROYDON
GUIDE PRICE £300,000







GROSS INTERNAL AREA (GIA)
The footprint of the property
44.97 sqm / 484.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
42.19 sqm / 454.13 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.74 sqm / 7.97 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 45.31 sqm / 487.71 sqft
IPMS 3C RESIDENTIAL 42.61 sqm / 458.65 sqft

SPEC ID 5ff06bbfb352000dcb9778cd



- ❖ TWO DOUBLE BEDROOMS
- ❖ RAISED GROUND FLOOR APARTMENT
- ❖ PRIVATE SECTION OF REAR GARDEN
- ❖ CHAIN FREE
- ❖ SHARE OF FREEHOLD
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ STYLISH KITCHEN AND BATHROOM
- ❖ SUPERBLY LOCATED
- ❖ EPC EER C



**** Chain Free **** A well-presented two double bedroom raised ground floor flat situated within this popular residential road, conveniently located only 0.2 miles from East Croydon train station, which offers excellent links to central London, Gatwick airport and the South coast.

This bright & airy apartment enjoys good décor throughout, is offered with a share of freehold, and has a private section of rear garden.

The accommodation comprises a master bedroom with a built-in double wardrobe, a second double bedroom, a stylish bathroom suite with shower over bath, and an open-plan lounge/ kitchen. The garden is accessed via the gated side pathway.

Furthermore, this property sits within half a mile of Croydon town centre with its plethora of shops, supermarkets & restaurants, and is a short distance away from the highly acclaimed Box Park complex with its variety of bars & eateries. We feel that this property would prove to be a perfect first time buy, especially for those looking to commute into central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		