

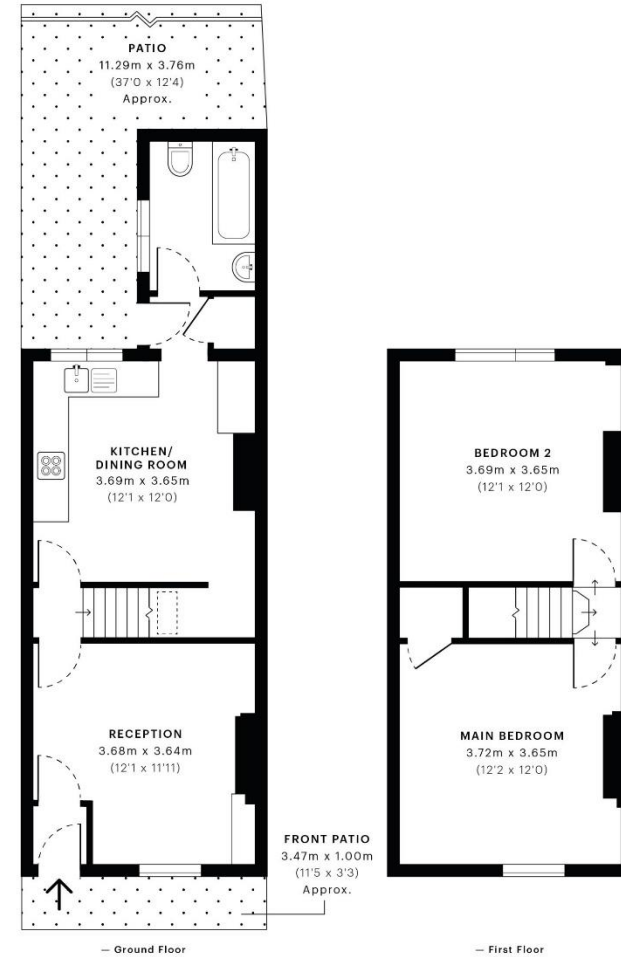
FOLKLANDS



WADDON NEW ROAD, CENTRAL CROYDON

MONTHLY RENTAL OF £1,650





GROSS INTERNAL AREA (GIA)
The footprint of the property
68.03 sqm / 732.27 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.02 sqm / 667.58 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.96 sqm / 10.33 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 64.77 sqm / 697.18 sqft
IPMS 3C RESIDENTIAL 62.02 sqm / 667.58 sqft

spec id: 51bf9200c8804f0da6483fe6

- ❖ AVAILABLE 18TH OF JUNE 2024
- ❖ UNFURNISHED
- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM WEST CROYDON TRAIN STATION
- ❖ MOMENTS FROM REEVES CORNER TRAM STOP
- ❖ LOW MAINTENANCE PRIVATE REAR GARDEN
- ❖ LARGE KITCHEN/DINING ROOM
- ❖ NEARBY WANDLE PARK
- ❖ EPC EER C

**** Available 18th of June 2024 ** Unfurnished **** A two double bedroom period terrace house situated within this popular location, conveniently located only 0.4 miles from West Croydon train & Overground station, and moments away from Reeves Corner Tram stop.

This bright & airy home enjoys good décor throughout, has a low maintenance rear garden, is fully double glazed, and benefits from gas central heating.

The accommodation comprises two full width double bedrooms, a separate living room, a large kitchen/dining room with under-stairs storage, a modern three-piece bathroom suite, and a small paved rear garden.

Furthermore, this property sits moments away from the open green spaces of Wandle Park, and within an easy reach of the plethora of shops, cafes & restaurants in Croydon town centre. In our opinion this property would make an excellent home for a professional couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		