

FOLKLANDS



ST. AUGUSTINES AVENUE, SOUTH CROYDON

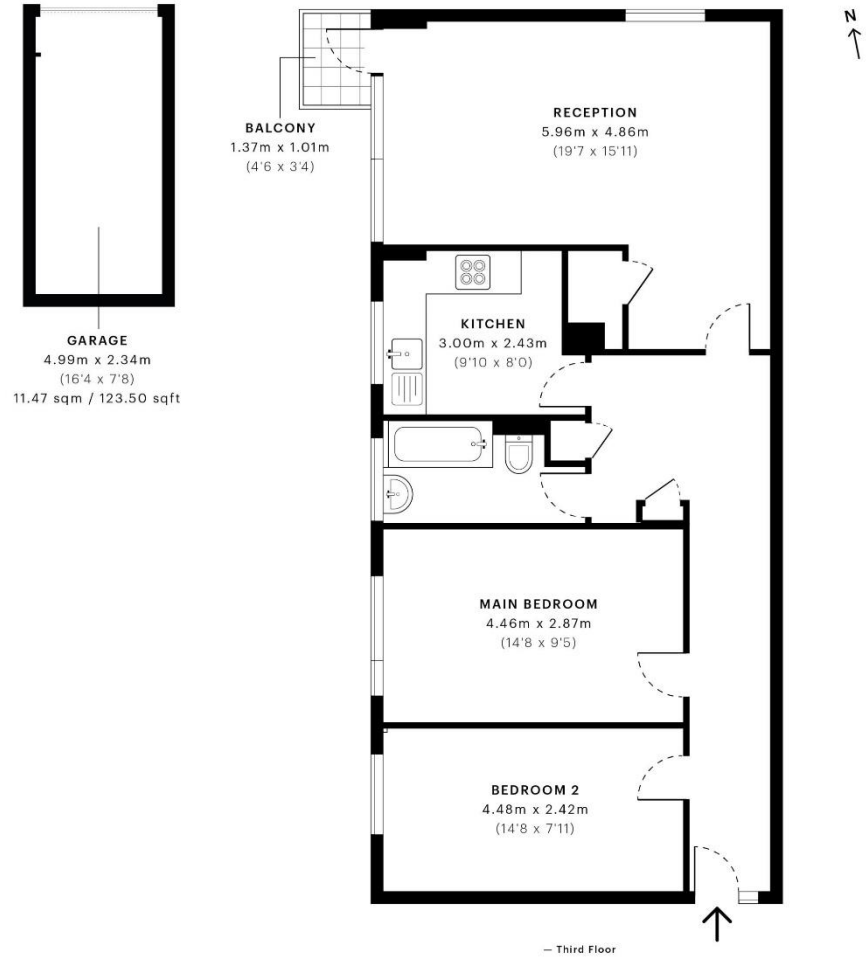
GUIDE PRICE £275,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
74.81 sqm / 805.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.77 sqm / 761.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.97 sqm / 10.44 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 76.34 sqm / 819.56 sqft
IPMS 3C RESIDENTIAL 72.32 sqm / 778.45 sqft

spec id: 5f96e6284d8a80d9f5b8a55

- ❖ LARGE TWO BEDROOM APARTMENT
- ❖ TOP FLOOR WITH BALCONY
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ ULTRA LONG LEASE WITH CIRCA 950 YEARS REMAINING
- ❖ 0.6 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ WELL PROPORTIONED ROOMS
- ❖ LARGE COMMUNAL GARDEN
- ❖ WELL MANAGED DEVELOPMENT
- ❖ EPC EER C

A larger than average two double bedroom top floor purpose built apartment, situated within this popular residential road, conveniently located only 0.6 miles from both Purley Oaks and Sanderstead train stations, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

This spacious apartment benefits from gas central heating, is fully double glazed, and boasts a private garage en-bloc. Additionally, the property features an ultra long lease with circa 950 years remaining, has access to manicured communal grounds and forms part of this well managed development.

The accommodation comprises two double bedrooms, a smart bathroom suite with shower over bath, ample storage cupboards, a fitted kitchen, and a large lounge/dining room with access to the private balcony which enjoys tree top views.

Furthermore, this property sits within walking distance from the open green spaces of Haling Grove Park and is within close proximity to a plethora of local shops, cafes and restaurants. We feel that this property would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		