

# FOLKLANDS

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ADDISCOMBE COURT ROAD, EAST CROYDON  
GUIDE PRICE £285,000



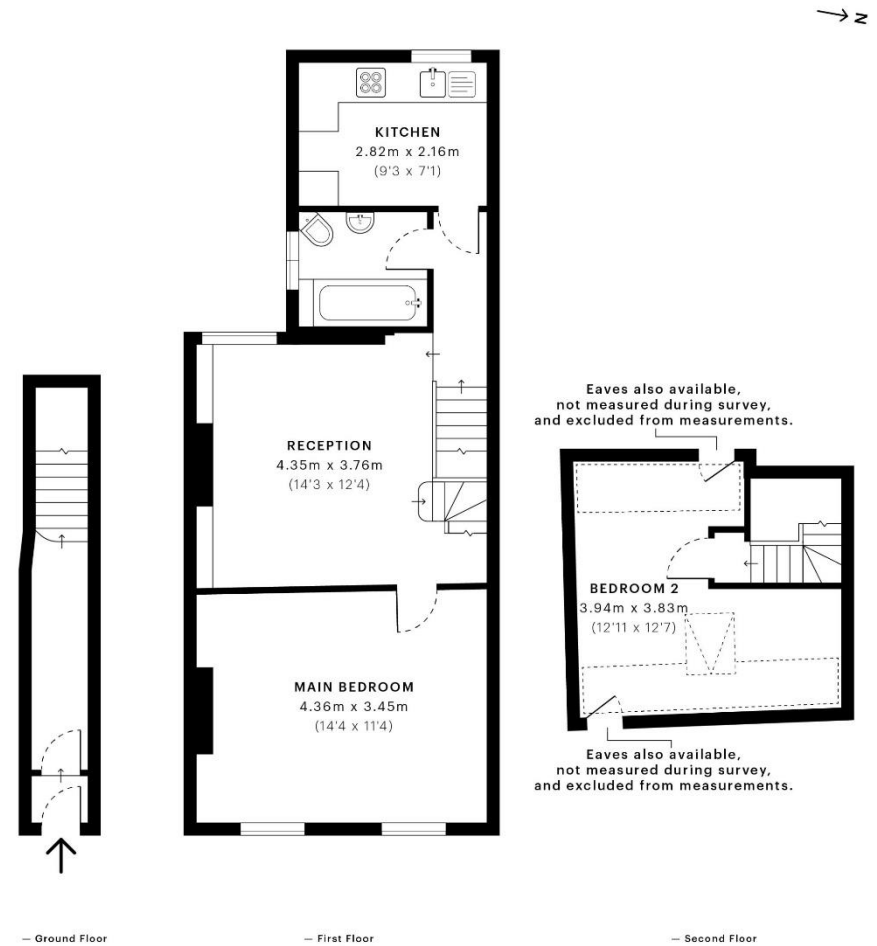


BOOKS

FISTRAL BEACH  
WISKEY COAST

BOOKS

LEON



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
63.38 sqm / 682.22 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
57.79 sqm / 622.05 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
4.72 sqm / 50.81 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 59.94 sqm / 645.19 sqft  
IPMS 3C RESIDENTIAL 58.09 sqm / 625.28 sqft

SPEC ID: 6169ab41917c1d0de073dc8e

- ❖ TWO BEDROOMS
- ❖ SPLIT LEVEL APARTMENT
- ❖ PRIVATE ENTRANCE
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ SHARE OF FREEHOLD
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ EPC EER D

**\*\* Chain Free \*\*** A two double bedroom split-level conversion flat situated within this highly desirable residential road, conveniently located only 0.1 miles from Lebanon Road Tram stop and 0.4 miles from East Croydon train station.

With good décor throughout, this bright & airy property is offered to the market with a share of freehold, it is fully double glazed and has gas central heating via a modern combi-boiler. Additionally, the property benefits from a private entrance and is arranged over the first and second floor of this charming period building.

The accommodation comprises two bedrooms, a large living room, a modern three-piece bathroom suite, ample eaves storage space, and a spacious fitted kitchen.

Furthermore, this property sits a short distance away from a wide range of local shops, is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex, and is nearby the beautiful green spaces of Lloyd Park & Park Hill Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		