

FOLKLANDS



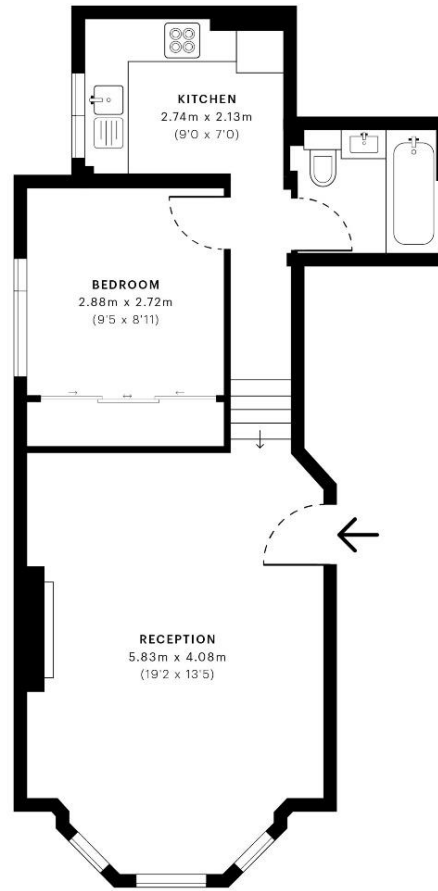
ST. AUGUSTINES AVENUE, SOUTH CROYDON
GUIDE PRICE £250,000











— Ground Floor

GROSS INTERNAL AREA (GIA)
The total area of the property.
45.21 sqm / 486.64 sqft

NET INTERNAL AREA (NIA)
Buildings with and without features
including balconies, mezzanine levels etc.
42.72 sqm / 459.83 sqft

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

RESTRICTED HEAD HEIGHT
Less than area under 2.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and sections 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.

IPW0 08 RESIDENTIAL 45.22 sqm / 486.74 sqft
IPW0 08 RESIDENTIAL 45.21 sqm / 486.64 sqft

SPEC ID 563efb91715730b0d4f5ef86a

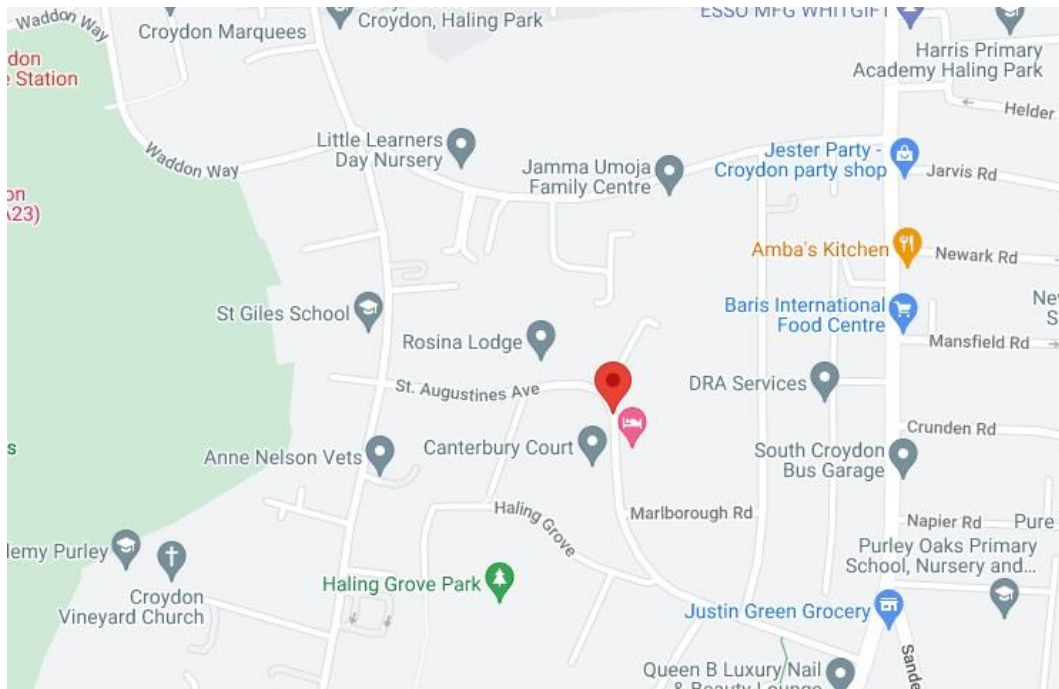
- ❖ ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ DETACHED BUILDING - HIGH CEILINGS
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.6 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ LONG LEASE OF APPROXIMATELY 153 YEARS
- ❖ LARGE LIVING ROOM & SEPARATE KITCHEN
- ❖ LARGE COMMUNAL GARDEN
- ❖ MOMENTS FROM HALING GROVE PARK
- ❖ EPC EER D

**** Chain Free ** Long Lease **** A superbly presented one double bedroom ground floor period conversion flat forming part of this characterful detached building, which is situated on this desirable residential road, conveniently located only 0.6 miles from both Purley Oaks & Sanderstead train stations, which collectively offer fast services to central London, Gatwick Airport and the South Coast.

This recently renovated home features a spacious living room with high ceilings & period features, it has an extended lease with approximately 153 years in balance and it is double glazed throughout. Additionally, there is a gas central heating via a modern combi-boiler and access to a large communal garden.

The accommodation comprises one double bedroom with a wide range of fitted wardrobes, a contemporary fitted kitchen, a stylish bathroom suite, and large bay-fronted lounge/dining room with fitted shutters.

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
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		