

FOLKLANDS

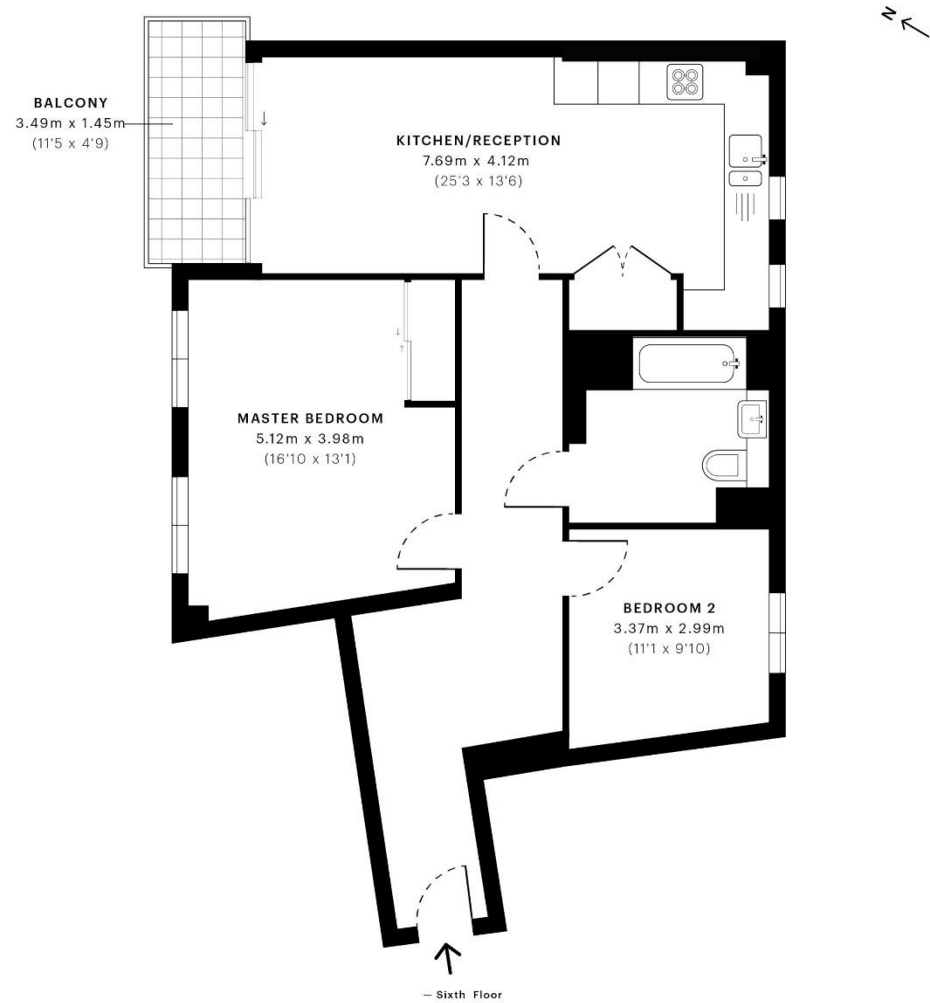
CHERRY ORCHARD ROAD, EAST CROYDON
GUIDE PRICE £425,000











 GROSS INTERNAL AREA (GIA)
The footprint of the property.
83.8 Sqm / 901.7 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
78.2 Sqm / 841.5 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.1 Sqm / 54.5 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
88.4 Sqm / 951.2 Sqft

IPMS 3C RESIDENTIAL
84.7 Sqm / 911.8 Sqft

SPEC ID
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- ❖ TWO DOUBLE BEDROOM APARTMENT
- ❖ 6TH FLOOR - ULTRA LONG LEASE
- ❖ LARGER THAN AVERAGE ACCOMMODATION
- ❖ BALCONY WITH GREAT VIEWS
- ❖ 25' KITCHEN/ RECEPTION ROOM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ EPC EER B

**** Larger than average **** A superbly presented two double bedroom sixth floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

Offered to the market with no onward chain, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the residents gymnasium, has lift access, an ultra-long lease, ample storage, and boasts a highly economical heating/ cooling system.

The accommodation comprises a large master bedroom with floor to ceiling fitted wardrobes, a sizeable second bedroom, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine (along with providing ample storage space), and a 25' open plan kitchen/ living room with access onto the balcony and a contemporary fitted kitchen with composite work surfaces.

Where this property enjoys an elevated position within the building the balcony benefits from far reaching views and the perfect aspect to enjoy the afternoon sunshine and beautiful sunsets.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town center with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.

