

# FOLKLANDS

A modern, dark-colored apartment building with multiple balconies and large windows. The building is situated in a residential area with a paved courtyard and some trees. The balconies are enclosed with glass railings, and some have outdoor furniture. The building is surrounded by a low wooden fence and a paved area. The sky is blue with some clouds.

BELL FOUNDRY CLOSE, CROYDON  
MONTHLY RENTAL OF £2,250











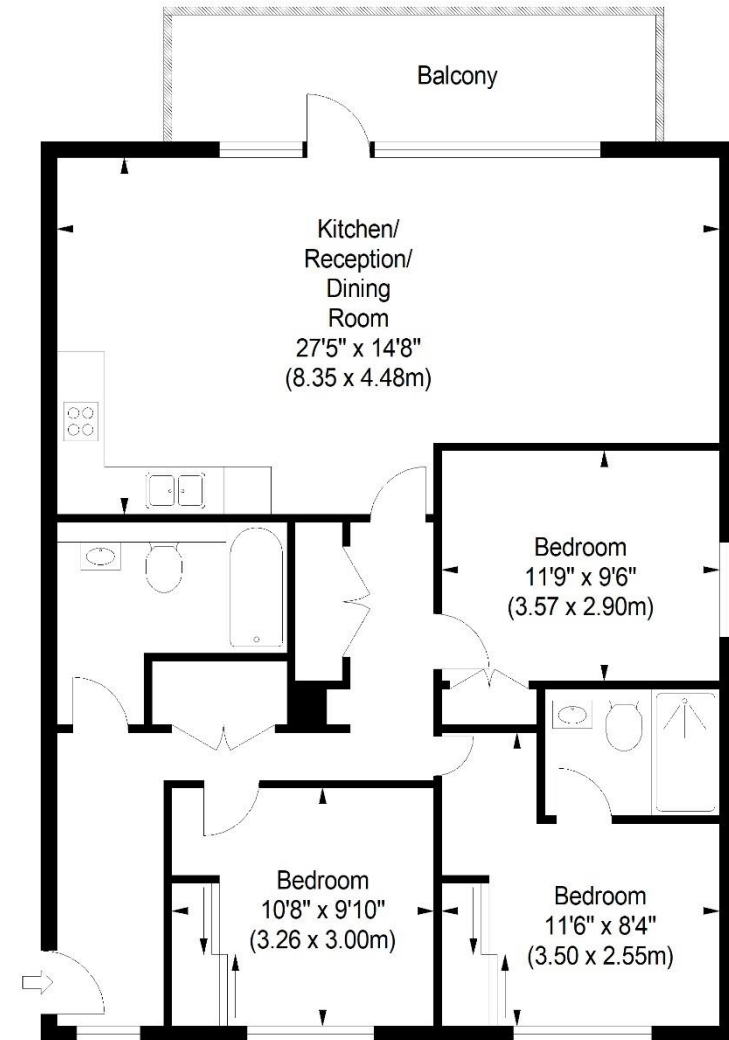






# Bell Foundry Close

Approximate Gross Internal Area  
984 sq ft / 91.43 sq m



Second Floor

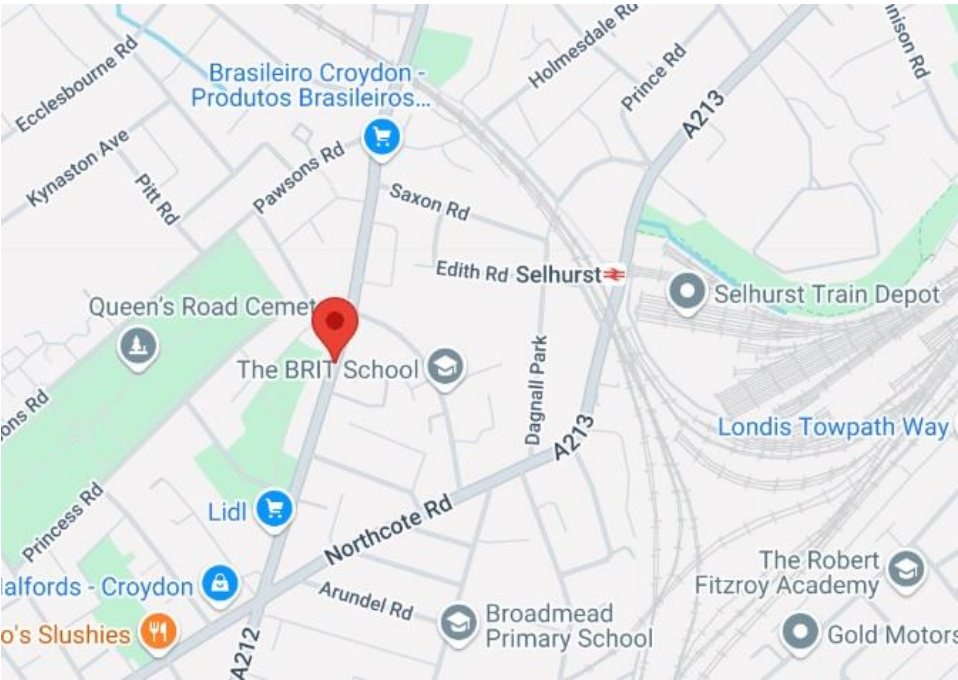
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 1<sup>ST</sup> OF FEBRUARY 2026
- ❖ PART FURNISHED
- ❖ THREE BEDROOM & TWO BATHROOMS
- ❖ SECOND FLOOR APARTMENT
- ❖ SECLUDED DEVELOPMENT AWAY FROM THE ROAD
- ❖ COMMUNAL HEATED SWIMMING POOL
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ 0.7 MILES FROM THORNTON HEATH TRAIN STATION
- ❖ 0.3 MILES FROM SELHURST TRAIN STATION
- ❖ EPC EER B



**\*\* Available 1<sup>st</sup> of February 2026 \*\* Part Furnished \*\*** A superbly presented three-bedroom second floor apartment situated within this quiet secluded gated development, conveniently located only 0.3 miles from Selhurst train station & 0.7 miles from Thornton Heath train station.

This bright & spacious apartment enjoys views over the communal heated swimming pool & surrounding gardens, it benefits from all of the insulation features you would expect from a recently built development, along with an economic heating system. There is a private balcony, and residents also benefit from a 200m running track and a small outdoor gym area.

The accommodation comprises three bedrooms (two with fitted wardrobes), an en-suite shower room with walk-in cubicle, a stylish family bathroom suite with shower over-bath, additional hallway storage and a spacious open plan lounge/dining room with contemporary fitted kitchen (Including fitted appliances).

Furthermore, this property sits approximately one mile from both West & East Croydon stations and the plethora of shops, bars & restaurants in Croydon town centre. It is also moments away from the local Lidl supermarket & Tesco express and is less than 100m from the nearest bus stop.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		