

# FOLKLANDS

LONDON ROAD, WEST CROYDON  
GUIDE PRICE £240,000







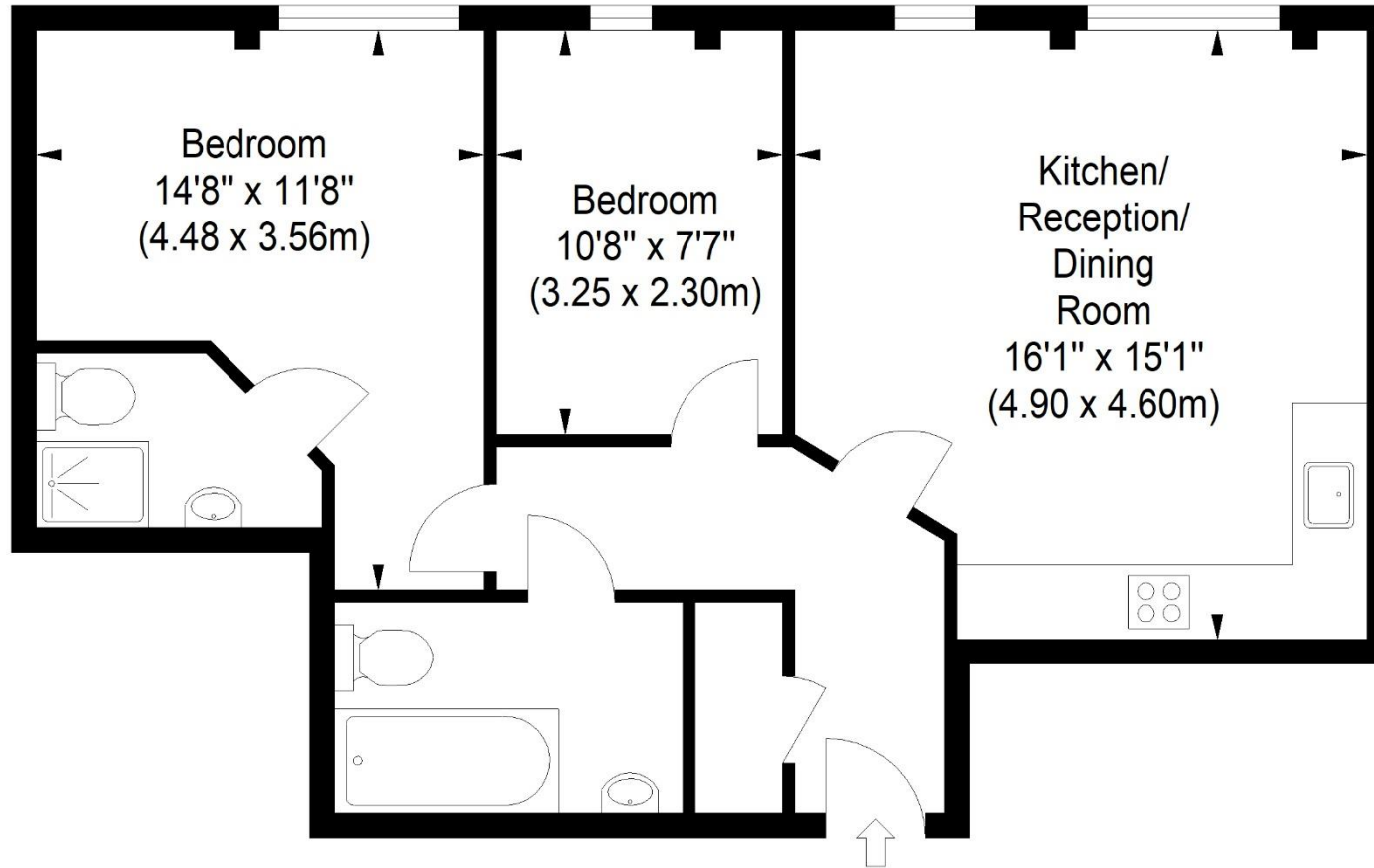






# City House

Approximate Gross Internal Area  
615 sq ft / 57.13 sq m

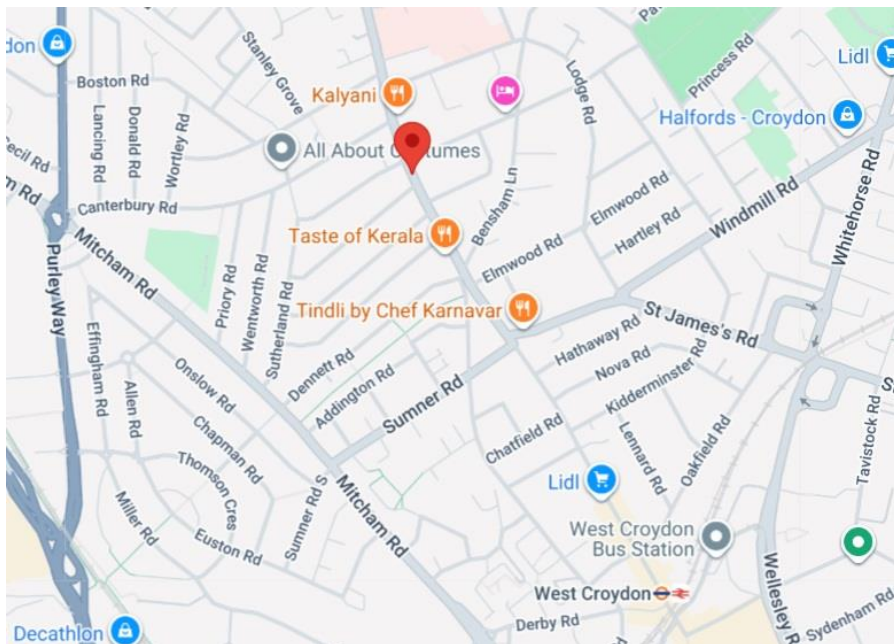


Fourth Floor

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

- ❖ TWO BEDROOM & TWO BATHROOM
- ❖ 4TH FLOOR APARTMENT
- ❖ ALLOCATED PARKING BAY
- ❖ CHAIN FREE
- ❖ LONG LEASE WITH CIRCA 107 YEAR BALANCE
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ BRIGHT ASPECT WITH FAR REACHING VIEWS
- ❖ COMMUNAL GARDEN & BIKE STORAGE
- ❖ EPC EER B



**\*\* Chain Free \*\*** A smartly presented two double bedroom fourth floor apartment situated within this landmark development, conveniently located only 0.6 miles from West Croydon train station and moments from a plethora of local bus routes.

This bright & spacious apartment enjoys a favourable aspect with far reaching views, has an efficient communal heating & hot water system, and offers a long lease with circa 107 in balance. Notably, the property boasts an allocated parking bay.

The accommodation comprises a main bedroom with en-suite shower room, a further bedroom, a three-piece family bathroom suite, ample hallway storage, and a 16'1 x 15'1 kitchen/ living room.

Furthermore, this property sits moments away from an abundance of local conveniences and is less than one mile from Croydon town centre with its plethora of shops, cafes, and restaurants. We feel that this property will make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		