



# FOLKLANDS

CHERRY ORCHARD ROAD, EAST CROYDON

MONTHLY RENTAL OF £1,500

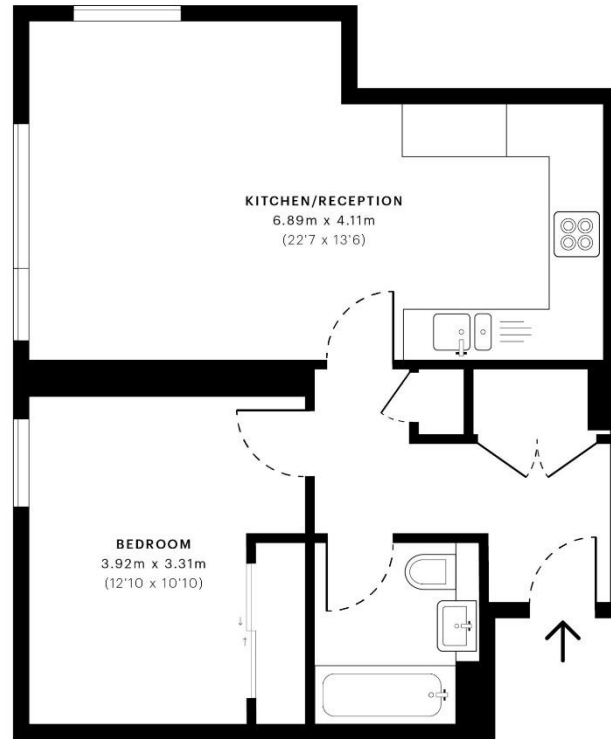












— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
53.25 sqm / 573.18 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
49.67 sqm / 534.64 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 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 54.18 sqm / 583.19 sqft  
IPMS 3C RESIDENTIAL 51.05 sqm / 549.50 sqft

SPEC ID 6001acf2326c090dce49a4a6



- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ AVAILABLE FROM THE 5<sup>TH</sup> OF MARCH 2026
- ❖ UNFURNISHED
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ 573 SQFT
- ❖ ON SITE CONCIERGE
- ❖ RESIDENTS GYMNASIUM
- ❖ ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ COMMUNAL GARDENS & AMPLE STORAGE
- ❖ EPC EER B



**\*\* Available from the 5<sup>th</sup> of March 2026 \*\*** A superbly presented one double bedroom first 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 as Unfurnished, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, secure cycle housing, ample storage, and boasts a highly economical heating/cooling system.

The accommodation comprises one large double bedroom with a floor to ceiling fitted wardrobe, a stylish three-piece bathroom suite with shower over-bath, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 22'7 x 13'6 open plan kitchen/living room featuring a contemporary fitted kitchen with composite work surfaces. This apartment enjoys a particularly bright outlook with Southerly and Westerly aspects.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful home.

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		