

FOLKLANDS



GOMSHALL GARDENS, KENLEY
MONTHLY RENTAL OF £1,600





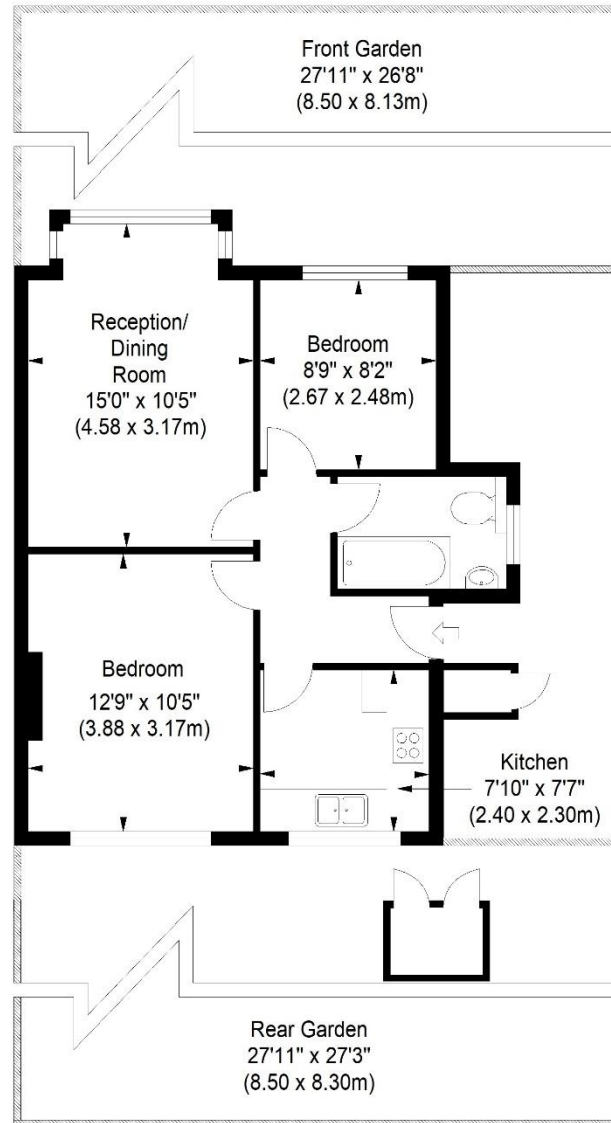






Gomshall Gardens

Approximate Gross Internal Area
523 sq ft / 48.54 sq m



Ground Floor

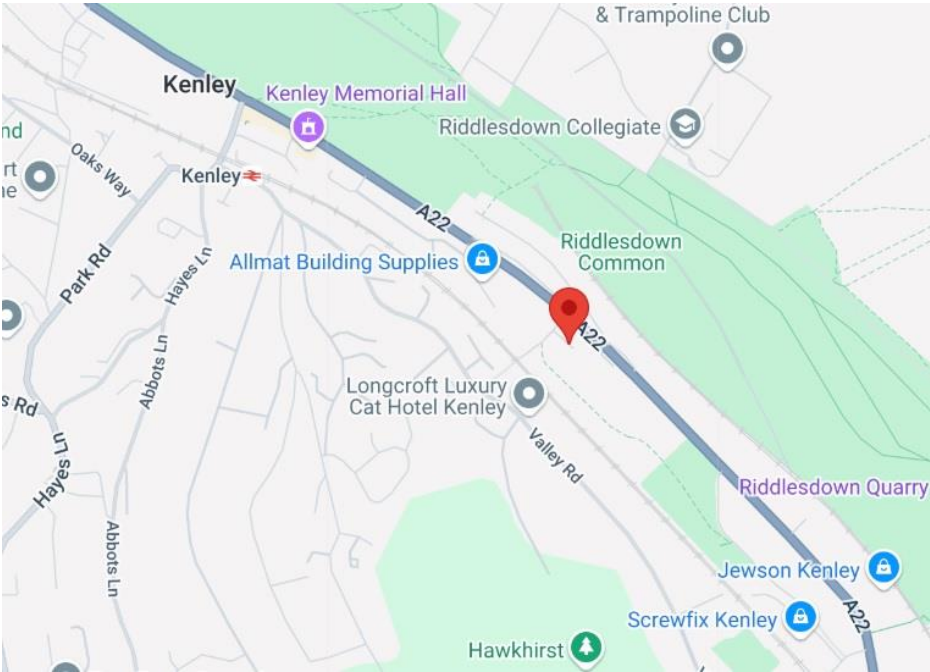
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ TWO BEDROOM
- ❖ GROUND FLOOR MAISONETTE
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ 0.4 MILES FROM KENLEY TRAIN STATION
- ❖ SPACIOUS LIVING ROOM
- ❖ QUIET CUL-DE-SAC
- ❖ FULLY REFURBISHED THROUGHOUT
- ❖ EPC EER D



**** Available Immediately ** Unfurnished ** Fully Refurbished Throughout **** A superbly presented two-bedroom ground floor maisonette situated in this quiet cul-de-sac, conveniently located only 0.4 miles from Kenley train station and just over a mile from Purley Train station, which collectively offer frequent services to London Bridge & London Victoria stations. Additionally, the local bus stop is a short walk away offering three routes (407, 434 & 439).

This bright & airy property enjoys good decor throughout, stylish flooring, newly installed gas central heating and double-glazed windows. Additionally, the property benefits from a private entrance, window shutters, and private front & rear gardens.

The accommodation comprises two bedrooms, a large bay fronted lounge/ dining room, a stylish three-piece bathroom suite with shower over-bath, and a contemporary fitted kitchen with appliances included.

Furthermore, this property sits moments away from the open green spaces of Riddlesdown common, nearby a parade of shops/restaurants, and is approximately 1.5 miles from Purley town centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		