

FOLKLANDS

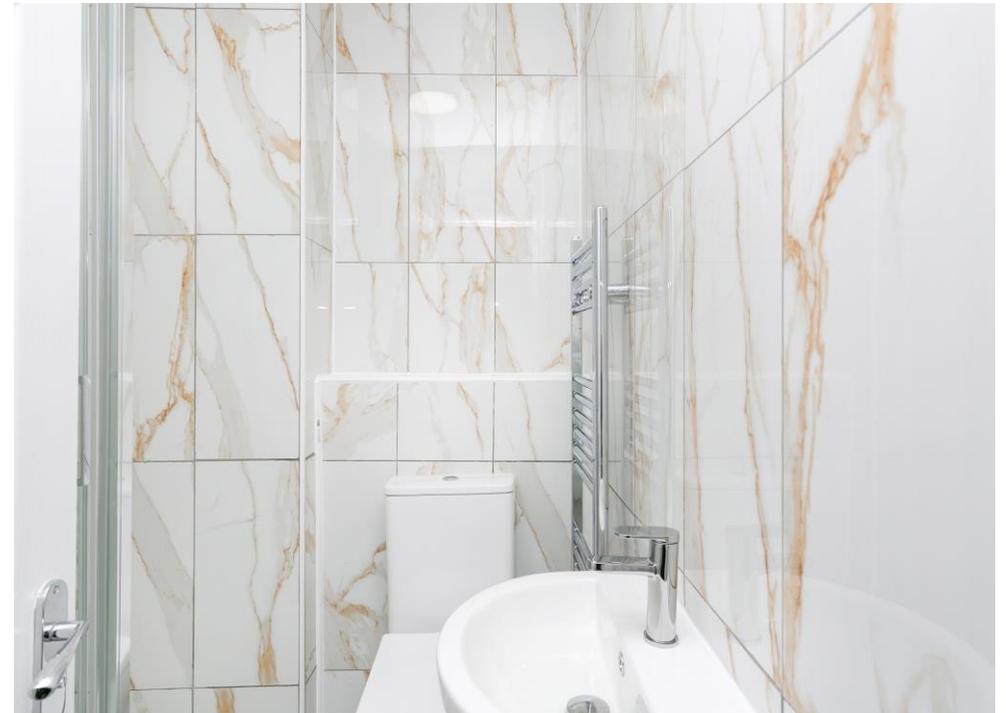


HEATHFIELD ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,400

P Mon - Sat  
9 am - 5 pm  
Permit holders only  
or  
Pay by phone  
020 7468 0010  
quoting location  
19650  
Max stay 2 hours

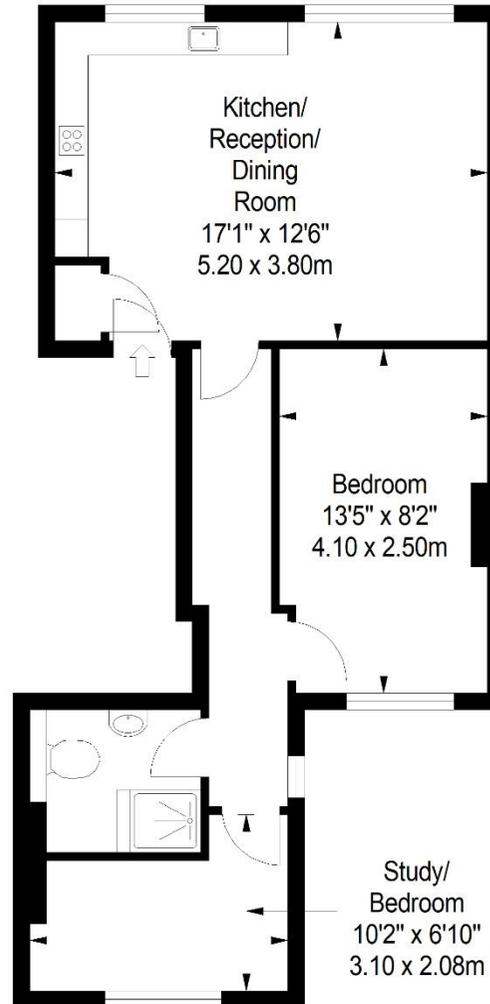
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# Heathfield Road

Approximate Gross Internal Area  
485 sq ft / 45.05 sq m



First 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

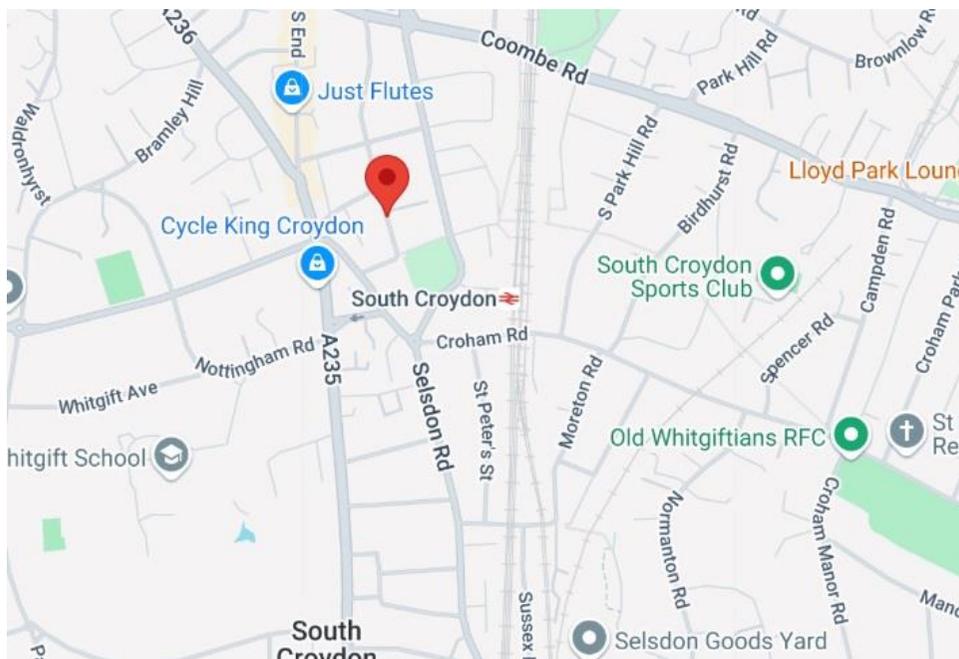
- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ BONUS STUDY ROOM
- ❖ FIRST FLOOR FLAT
- ❖ NEWLY REFURBISHED THROUGHOUT
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ HIGH CEILINGS & LARGE WINDOWS
- ❖ EPC EER C

**\*\* Available Immediately \*\* Unfurnished \*\* Bonus Study**  
**\*\* A spacious one double bedroom first floor conversion flat, situated in this quiet residential road, conveniently located only 0.2 miles from South Croydon train station and nearby several local bus routes.**

Having been fully renovated throughout, this bright & apartment benefits from high ceilings, large double glazed windows and boasts newly installed gas central heating (via a combi boiler).

The accommodation comprises one double bedroom, a small second bedroom/ home office, a stylish three-piece shower room and a large open-plan living room with well-planned contemporary fitted kitchen (including integrated appliances)

Furthermore, this property sits nearby the abundance of shops, cafes and restaurants in South Croydon and is a short walk from the open green spaces of Park Hill Park. We feel that this property will make an excellent home for a professional single or couple.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |