

# FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

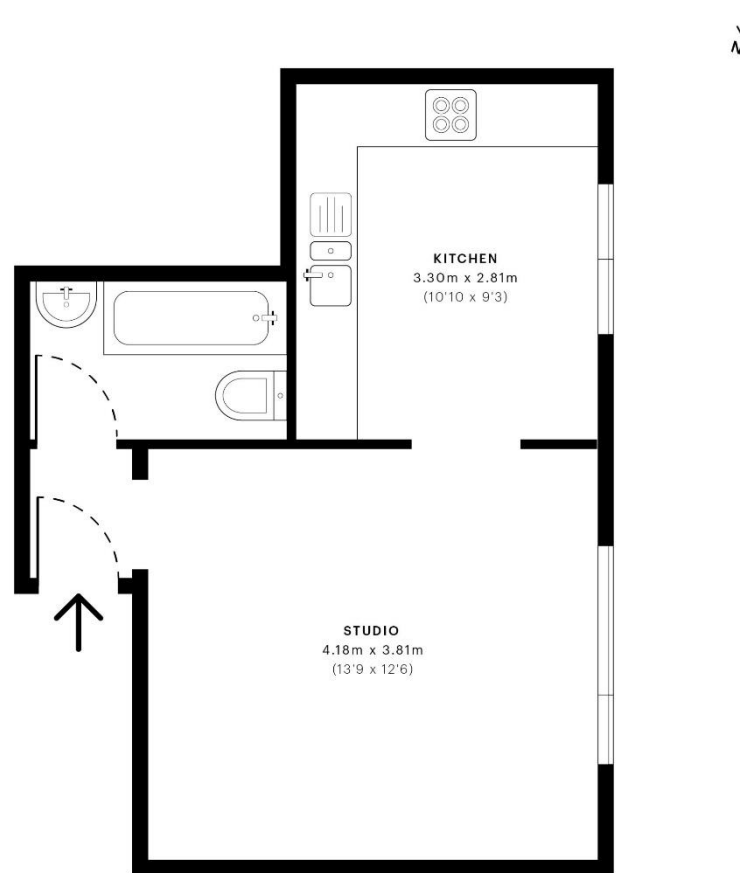
GUIDE PRICE £180,000











— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
30.79 sqm / 331.42 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
29.70 sqm / 319.69 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
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 31.40 sqm / 337.99 sqft  
IPMS 3C RESIDENTIAL 30.32 sqm / 326.36 sqft

SPEC ID: 62e522d53d394b0de65164dd

- ❖ STUDIO FLAT - FIRST FLOOR
- ❖ NEW BOILER IN 2022
- ❖ EXTENDED LEASE WITH CIRCA 167 YEARS REMAINING
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE SEPARATE KITCHEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ EPC EER D



**\*\* Chain Free \*\* New Boiler in 2022 \*\*** A well-presented first floor studio flat situated within this popular residential road, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from East Croydon train station and nearby several local bus routes.

This bright & spacious apartment features an allocated parking bay, it comes with an extended lease of approximately 167 years remaining, and benefits from an integrated bed and storage unit in the studio room.

The accommodation comprises large separate kitchen with space for a breakfast table, a modern three-piece bathroom suite with shower over-bath, and a spacious studio room with bed/ fitted storage.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill Park which is arguably one of Croydon's most popular green spaces. In our opinion this property would make an ideal first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	67   d	
39-54	E		
21-38	F		
1-20	G		