

# FOLKLANDS



HIGH STREET, CENTRAL CROYDON  
GUIDE PRICE £185,000





















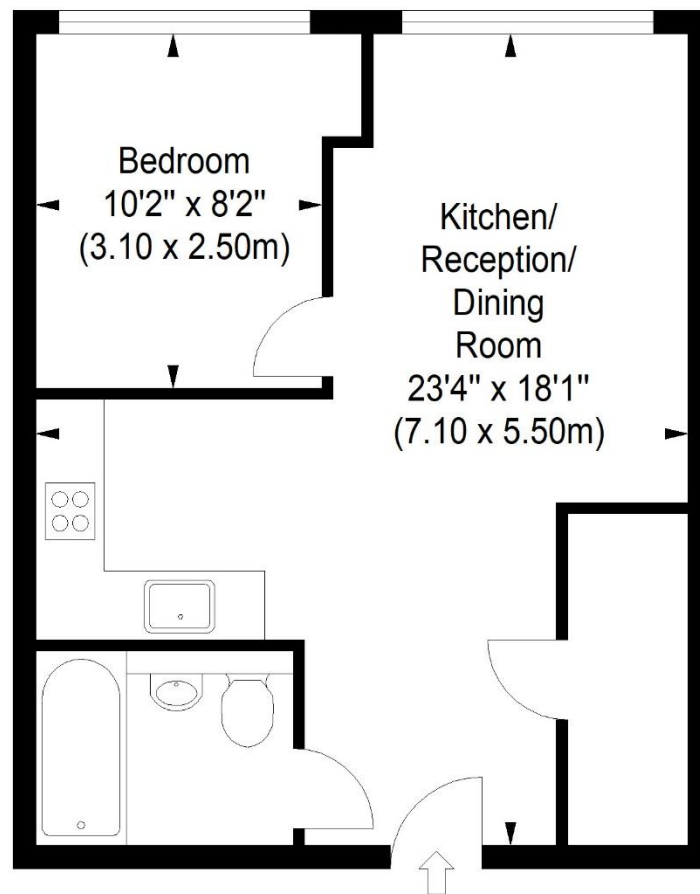






# Green Dragon House

Approximate Gross Internal Area  
420 sq ft / 39.05 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ ONE DOUBLE BEDROOM - FIRST FLOOR FLAT
- ❖ 420 SQFT OF FLOOR SPACE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ RESIDENT'S LOUNGE WITH CINEMA SCREEN & POOL TABLE
- ❖ LARGE UTILITY CUPBOARD WITH EXCELLENT STORAGE
- ❖ CONCIERGE & LIFT ACCESS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ CHAIN FREE
- ❖ EPC EER C



**\*\* Chain Free \*\* Concierge \*\* Residents Lounge \*\*** A smartly presented one double bedroom first floor flat situated within this modern apartment complex in the heart of Croydon town centre, conveniently located 0.2 miles from the local tram stop and only 0.5 miles from East Croydon train station.

This bright & airy apartment boasts secure fob access, a concierge service & excellent security, a contemporary design throughout, and has access to the magnificent resident's lounge. The resident's lounge offers entertainment & workspace, boasting a cinema area, a pool table and ample soft seating.

The accommodation comprises a double bedroom, a stylish three-piece bathroom suite with shower over-bath, a large utility cupboard with ample storage & plumbing for a washing machine; and an open plan kitchen/lounge/dining room.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops bars & restaurants, the local Vue cinema and a number of local Gyms. In our opinion, this property would make an excellent first time buy or long-term investment.

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