

FOLKLANDS

WHITGIFT AVENUE, SOUTH CROYDON
MONTHLY RENTAL OF £1,500





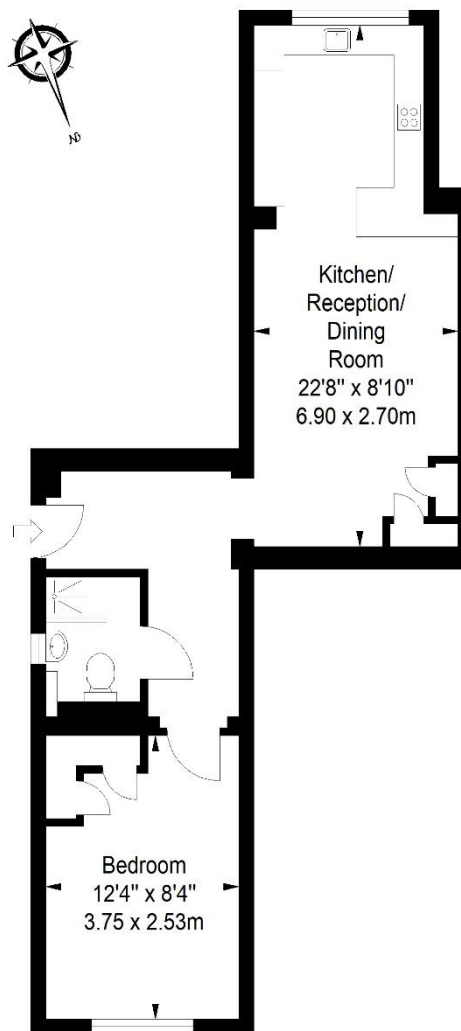




Whitgift Avenue

Approximate Gross Internal Area

390 sq ft / 36.23 sq m



Ground Floor

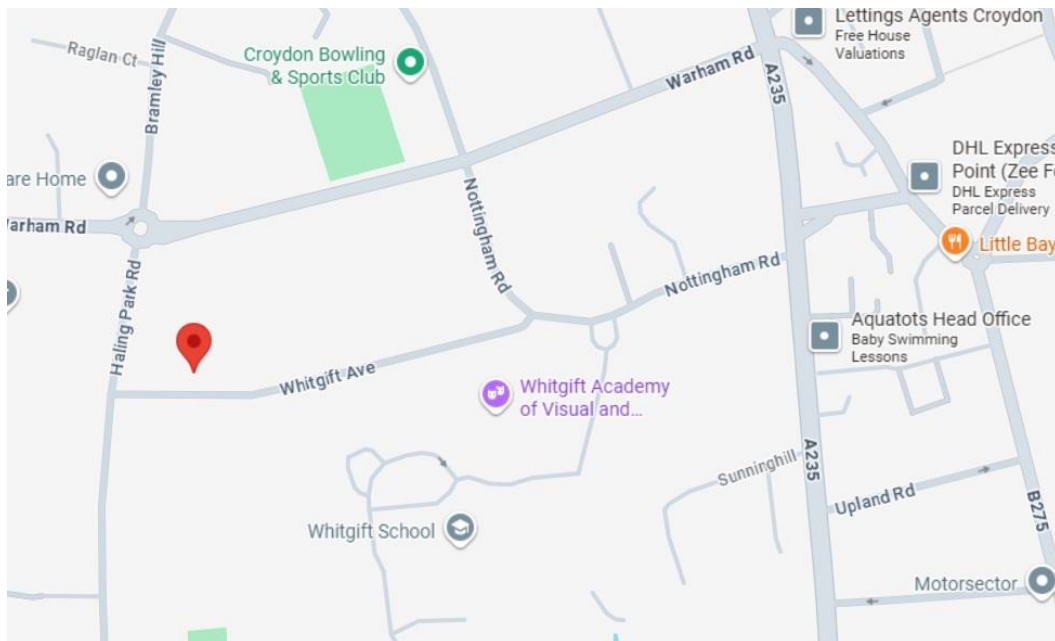
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ SELF-CONTAINED ANNEXE
- ❖ ALL BILLS INCLUDED
- ❖ FULLY FURNISHED
- ❖ FULLY RENOVATED THROUGHOUT
- ❖ UNDERFLOOR HEATING & AIR CONDITIONING
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER C



**** Self-Contained one bedroom Annexe ** Luxurious Finish Throughout ** All Bills Included ** Available Immediately ** Furnished **** A beautifully renovated one bedroom apartment, situated in this highly desirable residential road, conveniently located only 0.5 miles from South Croydon train station.

Forming part of this large detached house, the annexe has a private entrance, it has been renovated to a particularly high standard and boasts under floor heating and air-conditioning. It comes fully furnished and has a well-equipped kitchen; the only item that a Tenant will need to bring is their own mattress.

The accommodation comprises a double bedroom with a full range of wardrobes, a stunning three-piece shower room, a generous entrance hall and a 22' kitchen/living room featuring a superbly appointed kitchen with fitted appliances and a breakfast bar.

Furthermore, this property sits nearby an abundance of local amenities, it is a short walk from the open green spaces of Purley Way Playing Fields and is less than one mile from Croydon town centre with its plethora of shops, cafes & restaurants.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		