



# FOLKLANDS

FERRY ORCHARD ROAD, EAST CROYDON  
MONTHLY RENTAL OF £1,550









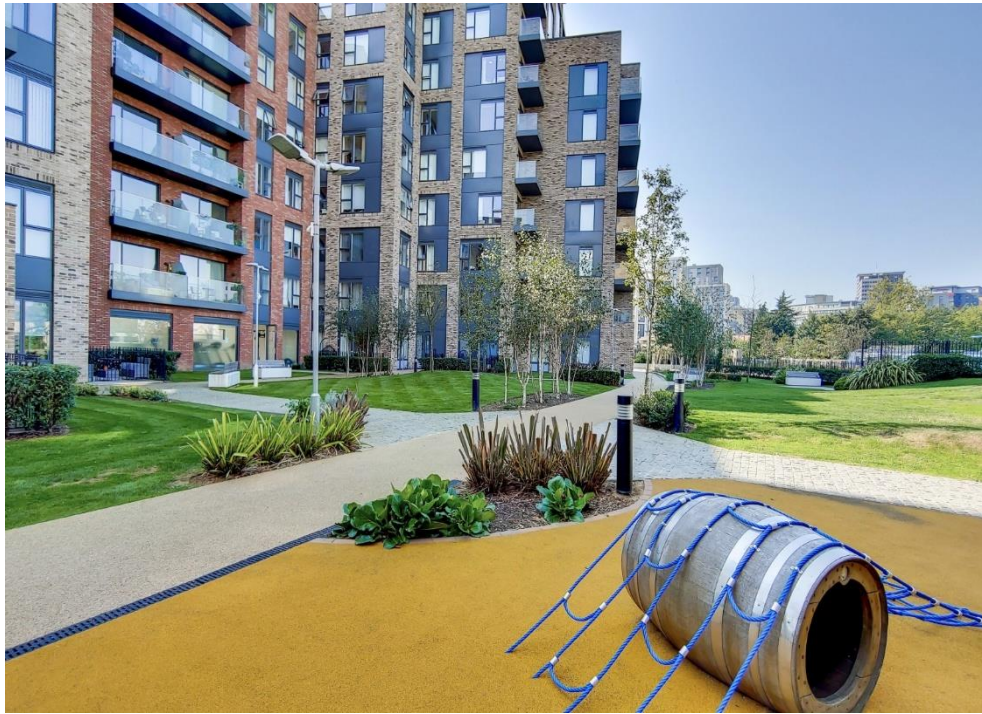








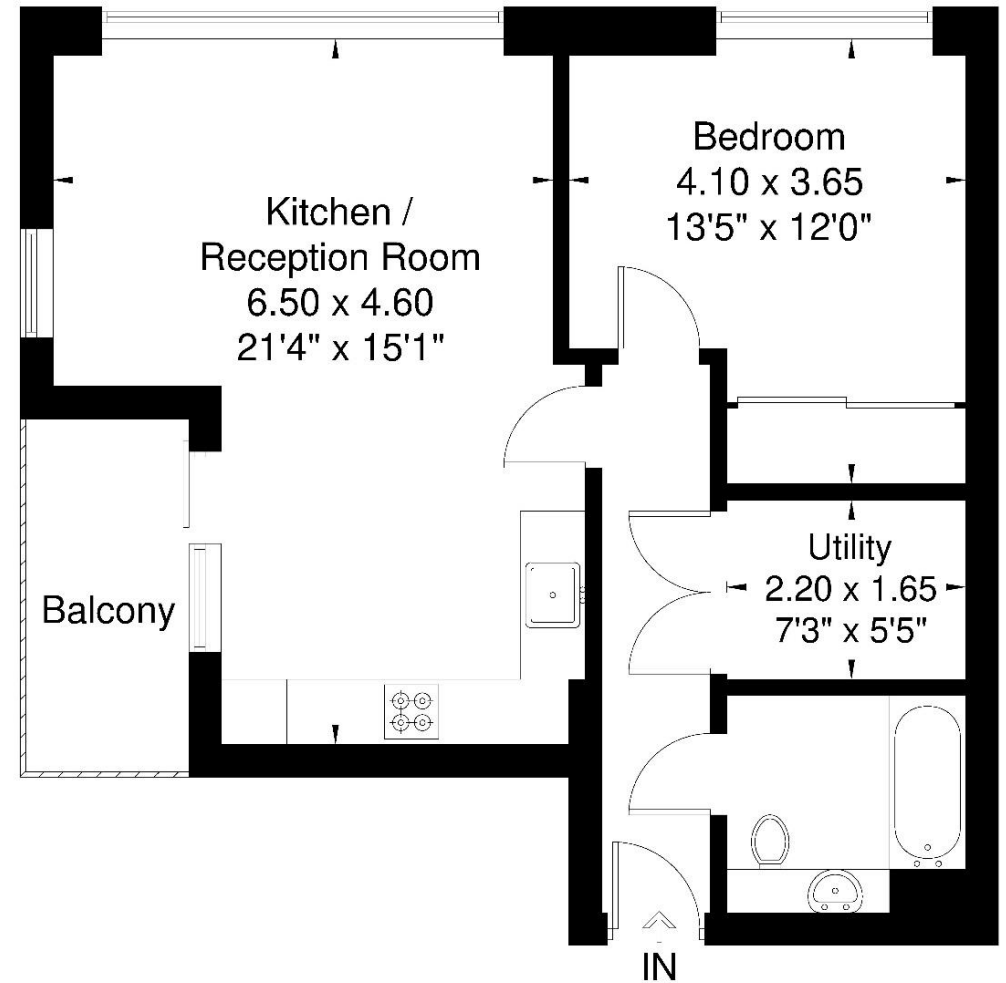




## Rainier Apartments, CR0

Approximate Gross Internal Area

54.7 sq m / 588 sq ft



11th Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENT 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 5<sup>TH</sup> OF APRIL 2026
- ❖ UNFURNISHED
- ❖ LARGE ONE BEDROOM APARTMENT - ELEVENTH FLOOR
- ❖ PRIVATE BALCONY WITH FAR REACHING VIEWS
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ HIGHLY ECONOMICAL HEATING/COOLING SYSTEM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ 588 SQFT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER B



**\*\* Available 5<sup>th</sup> of April 2026 \*\* Unfurnished \*\* Excellent Energy Rating \*\*** A superbly presented one double bedroom eleventh floor apartment situated in one of Croydon's most prestigious developments and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (14 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, cycle housing, ample storage, and boasts a highly economical heating/cooling system.

The accommodation comprises a large double bedroom with a floor to ceiling fitted wardrobe, a stylish three-piece bathroom suite with shower over-bath, a walk-in utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 21' x 15' open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces and fitted appliances. Externally the property enjoys a 10' private balcony with uninterrupted skyline views.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful home for a professional single or couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		