

Truuli



Church Street, Croydon, Surrey, CR0

£200,000 Leasehold

- Modern stylish building
- Located in the heart of Croydon
- Modern appliances throughout
- Built in wardrobe
- Unbeatable location
- Premium bathroom

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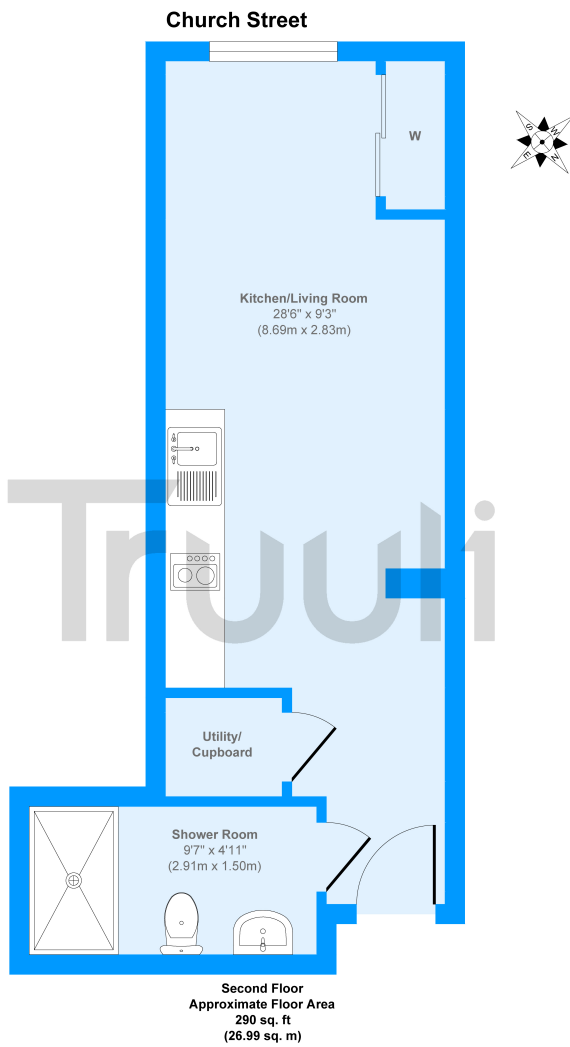
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Vendor Comments: "I have spent over 3 happy years in this top floor flat and it has been the best place to live. The flat is super modern, a good size with high ceilings and has natural daylight coming through large windows. I have made use of the space with a clear bedroom / lounge divide and have recently put a small desk in the entrance to work from home.

The bathroom is premium with Villeroy and Boch facilities, a heated towel rail and a powerful dual-shower. The kitchen has all you need with an oven, microwave, extractor fan, built in dishwasher and herb racks. There are also Sonos speakers in the ceiling, video security entrance panel and a sneaky large cupboard to hide your washer/dryer, washing bin and coats away.

Location is unbeatable. You can get to London Bridge or London Victoria within 25 minutes door to door as it is less than a 10 minute walk to East Croydon or West Croydon Station. It has great: pubs, beer gardens (The Dog & Bull is my favourite), wine bars, coffee shops and restaurants all within a 2-10 minute walks. It is easy to keep active with Pure Gym 2 minutes round the corner and Wandle Park less than 10 minutes walk away and all your high street stores are right beneath you."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D	60	(55 to 68) D	64
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

