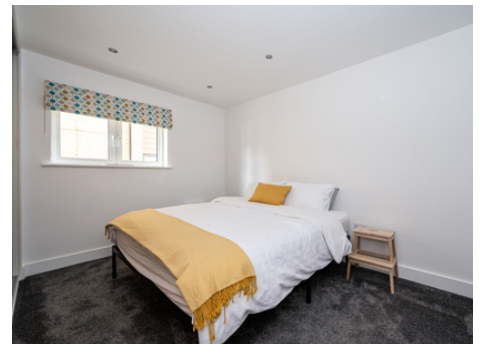


Truuli



£350,000 Leasehold

- Excellent condition throughout
- Two double bedrooms
- Open plan kitchen and living room
- Moments away from East Croydon Railway Station
- Modern building
- Secure, gated car park
- Concierge service
- En suite bathroom

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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£350,000 Leasehold

Vendor's comments: "We purchased the property almost 4 years ago as a base for the working week when having to stay away from our home in Dorset. We wanted somewhere homely and comfortable as well as doubling up as a place to stay with friends and family for weekends.

When we purchased the property it still had the original kitchen and bathrooms, which would now be almost 20 years old. During our time we have completely refurbished it, with every room being redecorated, new flooring throughout and we added spotlights in every room for a more modern feel.

The property has a completely redesigned master bathroom and ensuite shower room. We wanted to keep the look quite neutral with the rock style porcelain wall tiles, bespoke handbuilt oak shelves and an oversized bath tub, which means even my 6'3" other half can be comfy whilst soaking! The heated mirror in the main bathroom is great as it stops it from steaming up when you've got the waterfall style shower running.

We've had large natural porcelain floor tiles laid, which flow throughout the bathrooms, entrance hallway and through to the kitchen. The lack of doorway thresholds makes the finish more elegant. The bedrooms and lounge have premium quality carpet and underlay to make it nice and comfy underfoot.

The kitchen is custom designed and made to measure. We opted for light colour high wall units with contrasting darker low units to ensure it has a lovely light and open feel to it. The solid oak worktops are one of our favourite features, which are bespoke and handmade by my father who is a professional carpenter. He put an overhang on the worktop as well so that it can double up as a breakfast bar. The kitchen has an integrated dishwasher and microwave to keep the worktops as clear as possible. The kitchen also has an induction hob, which now that I've experienced it I'll never have anything else. We also decided to install a Brita filter tap, which makes the water taste a lot better!

Subtle touches have been added to the property, such as the reclaimed style brick feature wall to the lounge / kitchen area, which brings warmth and character to an otherwise overlooked part of the room.

My father cleverly created a 'utility room' cupboard in the hallway that houses the washer / dryer and ironing board etc. This not only maximises the storage space in the kitchen it also means that the kitchen / lounge is quieter without the washing machine noise.

In the spring and summer time the lounge can get quite warm, which can be easily overcome by opening up the full length windows onto the Juliette balcony. However we decided to install a Daikin air conditioning unit as well in order to create a lovely, comfortable environment. We were in two minds whether to bother but we're so glad we did! The feeling of coming in when it's hot outside to a lovely cool flat is fantastic.

Both bedrooms are neutrally decorated, with a built in Sharps wardrobe in the master and we have a large 6' wide bed, which still leaves plenty of space in the room. The second bedroom is smaller than the master bedroom but it easily accommodates a double bed and storage.

For us the location of East Croydon is excellent; train links to central are fantastic for work and pleasure and Croydon itself has a good selection of restaurants and bars that we have enjoyed visiting - not forgetting BoxPark being only a short walk away! The block has a concierge service and the guys who work it are lovely. There is also a secure, gated car park below the block, with a dedicated space for our property that is invaluable. A secure bike store can also be found in the car park and the block has a communal roof terrace that provides some outside space and a good view of the ever changing Croydon skyline!

We love the home we have created and will miss it dearly but due to changes in our work circumstances we no longer make as much use of it as we would like. It feels so wasteful having such a beautiful and freshly refurbished home that is being used sporadically when someone could be getting enjoyment from living there.

The usually removed items such as washer / dryer, sofa, tv unit etc. can also be purchased. This means any prospective buyer can easily just 'drop their stuff off' and start enjoying the place straight away, which could be a benefit to any first time buyers!

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	85
(69 to 80) C	72	(69 to 80) C	75
(55 to 68) D		(55 to 68) D	
(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	

