

Truuli



Flat 2, 90 Stanley Road, Croydon, Surrey, CR0 3QB

£230,000 Leasehold

- Conveniently placed for all local transport and amenities
- Short walk to Croydon University Hospital
- Private rear courtyard garden
- Located within easy access of Centrale shopping centre
- Bright and airy throughout
- Parking available

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

Tel: 0330 043 0002

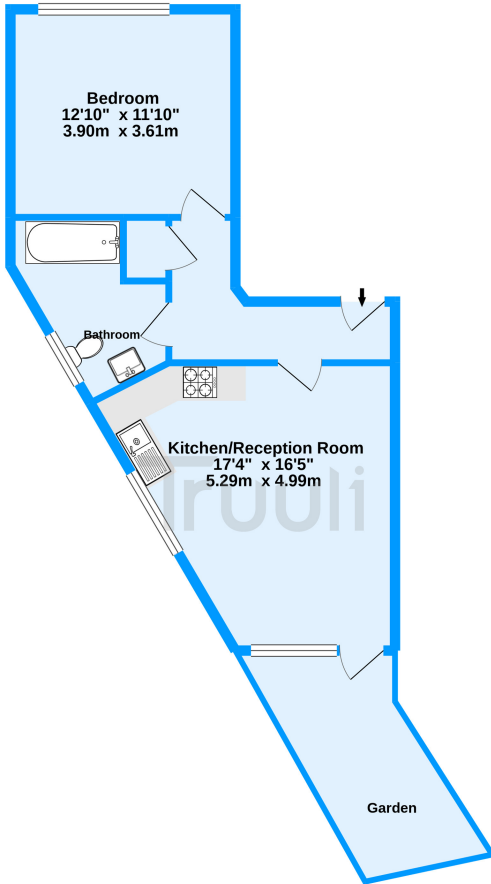
Email: save@truuli.co.uk Web: www.truuli.co.uk

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"My favourite aspect of the flat is the high ceilings and big windows, they make the flat very light and airy, something you don't often see in one bed flats. I also love that it was originally a Victorian pub, which was converted in 2011, it makes it very unique. The neighbours are lovely, there's only five flats in the building so it feels very communal and safe and we all look out for each other. Having the courtyard is great, it's very private and in the summer gets a good amount of sun - it's been wonderful during the last year in particular. The flat is very well placed for transport, there are regular buses to central Croydon, East/West Croydon stations, or like me you can get a bus all the way to Brixton and the Victoria line. Central Croydon is also walkable where you'll find a vibrant high-street and lots of great restaurants/bars including the very popular Boxpark and Ikea is only a 15min walk away too! Croydon has great transport links to central London and is only a short train ride to Gatwick, so it is very well placed for all your transport needs".

Ground Floor
508 sq.ft. (47.2 sq.m.) approx.



Stanley Road, CR0

TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 71 72 | 73 74 | |
| <p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p> | | <p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p> | |

