

Truuli



Kingfisher Court, Wandle Road, Croydon, Surrey, CR0

£210,000 Leasehold

- Shared ownership
- Easy commute
- Close to shops and schools
- Wonderfully spacious
- Open plan kitchen and living room
- Private patio garden
- Access to two communal roof top terraces
- Extensively updated decor in the last three years

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Kingfisher Court, Wandle Road, Croydon, Surrey, CR0

£210,000 Leasehold

60% Shared Ownership

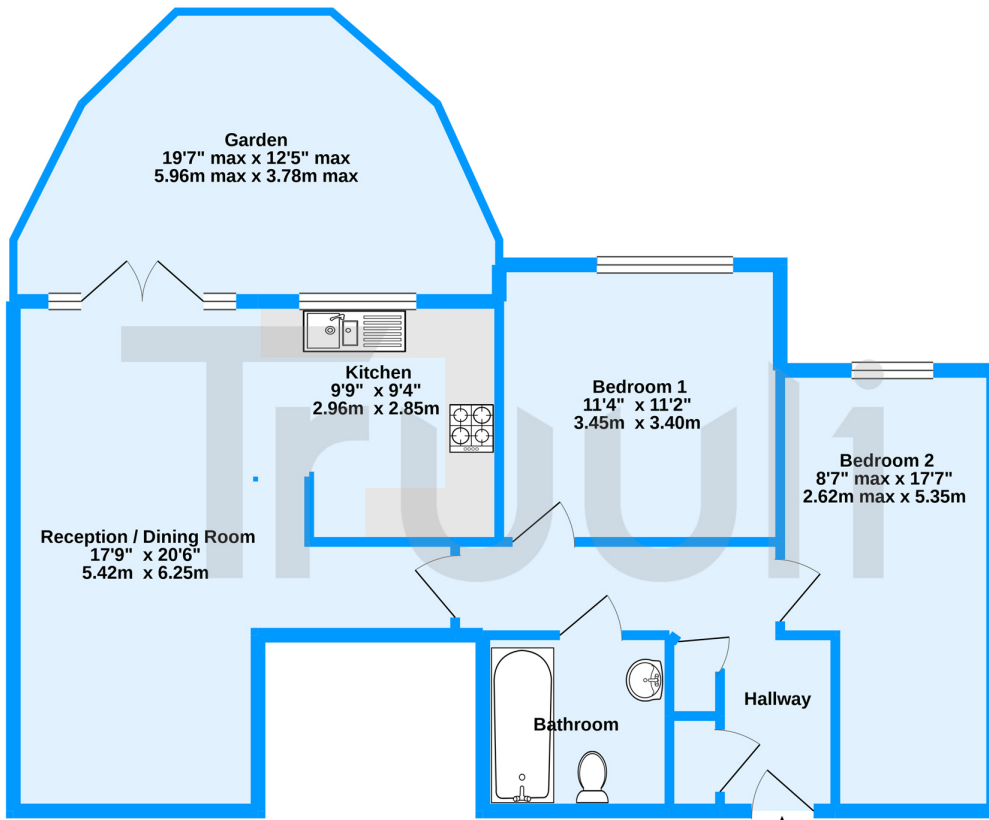
Vendor's comments: "When we were looking to buy our first property in 2007, as a young professional couple with no car, we needed something that was within an easy commute, close to shops and schools. Fast forward 13 years and this has been a wonderful home for us, seeing us through many milestones. Two became three, we did get a car eventually, and the guest room/dressing room changed into a nursery and subsequently into a lovely spacious room for an energetic little boy. That little boy is growing too fast and no longer wishes to vacate his room when grandma comes to stay, so it's time for us to move to a bigger home with at least three bedrooms, to cater for our growing needs and the soon-to-be teenager."

This place is a little hidden gem and a wonderfully spacious flat that has a feel of a house instead of an apartment. We fell in love with the open plan kitchen-living room that's great for entertaining, the spacious double bedrooms with room for proper wardrobes, as well as king size beds and jumped at the opportunity of having our own private patio garden, despite living centrally and in a flat. The fact that there are also two additional communal roof top terraces in the building and only 11 other flats we share those with was an added bonus. Most blocks built nowadays have hundreds of flats in them but we, in our little 4-floor building, still know and talk to all our neighbours.

This flat is move in ready - if you like white and grey :) - as we have extensively updated the decor in the last 3 years. The kitchen has been updated, all the floors have been changed to either laminate or tiles and the walls have been recently painted. Even all the appliances, apart from the old faithful fridge, are only a few years old and good brands.

Living in central Croydon has been great for us as we can walk to East Croydon Station for trains to London Bridge and London Victoria in 13 mins, same for West Croydon station if you need to get to the City instead. There is a school roughly 7 minutes' walk away, and Gatwick Airport is a quick 25 mins drive away for when the world opens up again. We've got great bus connections too and there are so many shops and restaurants that I would struggle to pick any favourites, but if I must name one, the Turkish restaurant called 'Ateşh' just across the road on the High Street is one that I will sorely miss when moving."

Ground Floor
737 sq.ft. (68.5 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
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		(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	
	80		0
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

