

Truuli



London Road, Croydon, Surrey, CR0

£275,000 Leasehold

- Two double bedrooms
- Two bathrooms
- Separate living room provides sufficient space for lounging and dining.
- Modern finish throughout
- Close to Croydon High Street
- Good proximity to West Croydon and East Croydon Stations
- Lots of natural light
- Well designed kitchen with ample storage

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

Tel: 0330 043 0002

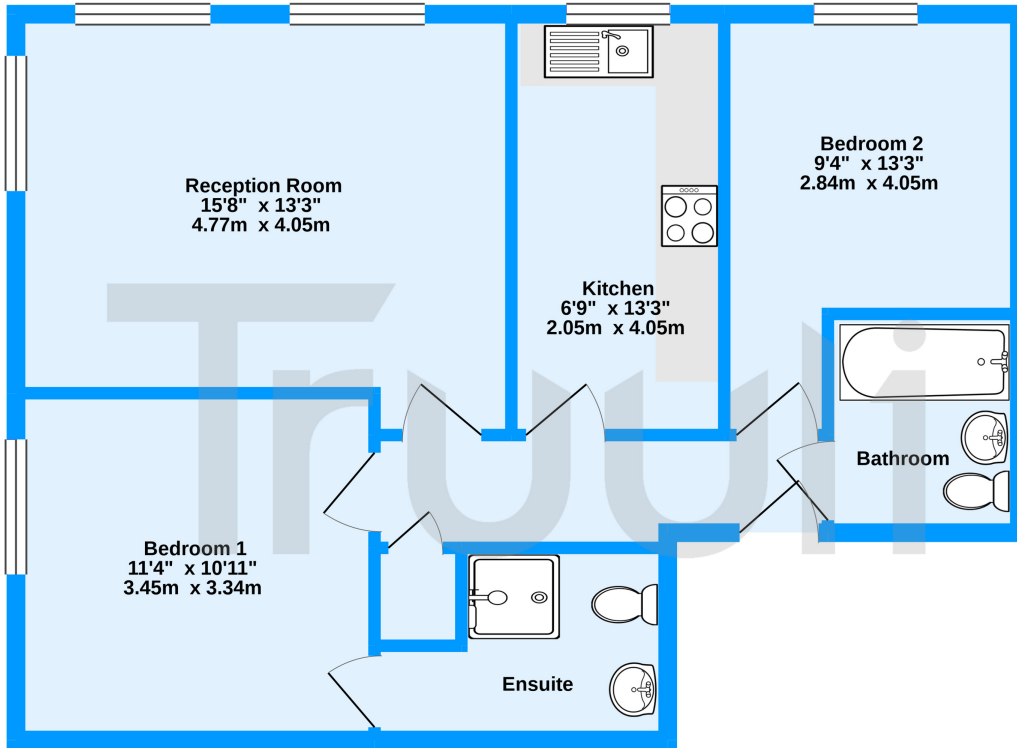
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "First time buyers can have a hard time finding the right property but this two bed flat was the perfect starter home for us. The property boasts spacious rooms throughout, with modern finishes and lots of natural light which really appealed to us. Having two bathrooms was a real bonus along with a well designed kitchen with more than ample storage for all our kitchen appliances as we both enjoy cooking. The separate living room provides more than sufficient space for both lounging and dining. The location of this home allowed us to be within a few minutes walk of Croydon high street with the huge variety of shops it has to offer. Commuting into the city is convenient with trains into London Bridge and Victoria within a 5 mins walk to West Croydon Station and 15 mins to East Croydon Station. After living in this property for more than 6 years, we will leave with fond memories of our time here. This modern home with its great location and friendly neighbours really does offer so much."

Second Floor 654 sq.ft. (60.7 sq.m.) approx.



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TOTAL FLOOR AREA: 654 sq.ft. (60.7 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	Predicted
<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>	
	83	83	0
<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>	

