

# Truuli



## Kingfisher Court, Wandle Road, Croydon, Surrey, CR0

£170,000 Leasehold

- Shared ownership
- Private balcony
- Open plan kitchen and living room
- Close to shops and schools
- Access to two communal roof top terraces
- Easy commute
- First floor apartment

# Kingfisher Court, Wandle Road, Croydon, Surrey, CR0

£170,000 Leasehold

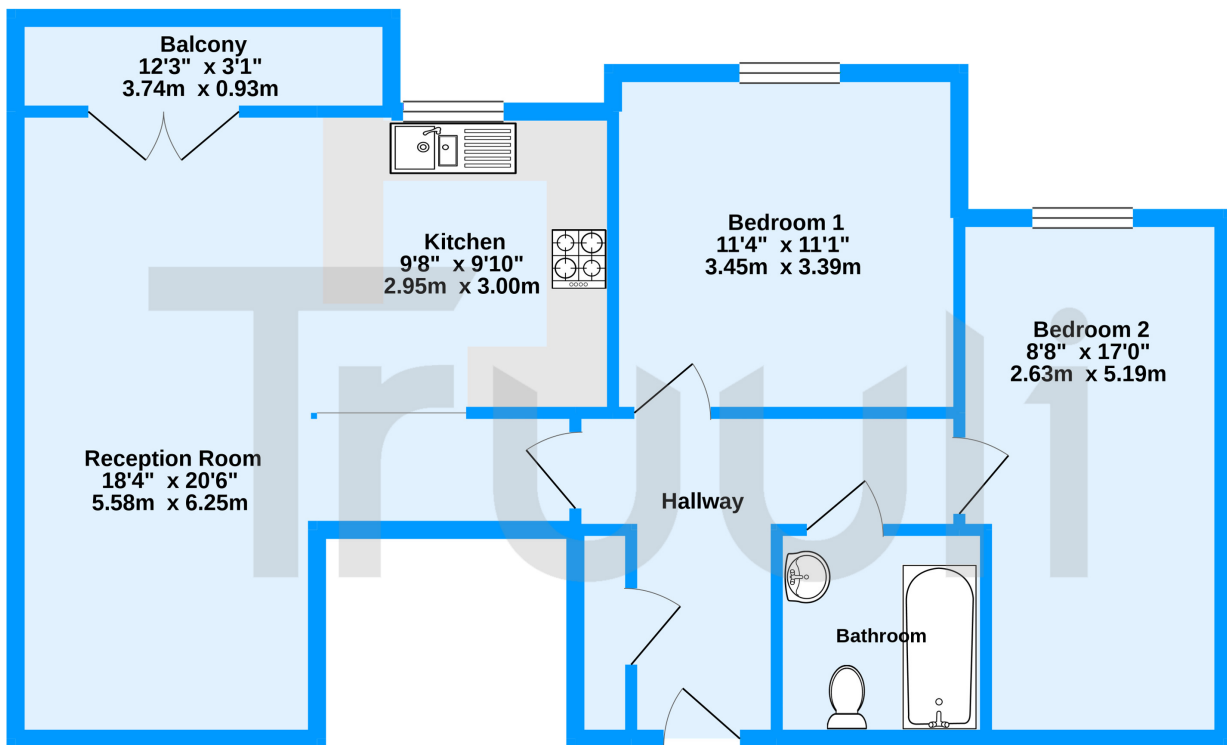
\*\*\*50% Shared Ownership\*\*\* \*\*\*Vendor's comments:\*\*\* I have been in the flat for 12 years and its been a lovely home for me and my family.

Over the years we have frequently decorated the property, along with professionally cleaning the carpets and the flat has been pet free the whole time. The bedroom sizes have been great for us all.

We have enjoyed the open plan kitchen and living room space as it has ensured there has been lots of light into the living room. The balcony has room for a table and chairs, which has been peaceful for us as we relax and unwind in our spare time. The building is great as it is well maintained and all of residents are either on first name terms or very friendly. There is also a communal deck that we all use from time to time.

The property has been great for travel to Wimbledon and Tooting as the tram is 5 minutes walk from our Flat. East and West Croydon train station and West Croydon Bus station for central London and the South East are all 15 minutes walk away, which really helps us. There are all the major supermarkets and Coffee shops within walking distance along with great takeaways like Uncle Lim's kitchen and Emperor Kitchen in Sutton.

## First Floor 774 sq.ft. (71.9 sq.m.) approx.



Kingfisher Court, Wandle Road, Croydon, CR0

TOTAL FLOOR AREA: 774 sq.ft. (71.9 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	83 → 84		0
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

