

Truuli



Shirley Lodge Mansions, Coombe Road, Croydon, Surrey, CR0

£350,000 Leasehold

- Two double bedrooms
- Kitchen with a breakfast bar
- Communal garden area
- Allocated parking space
- Incredibly close to the town centre and the "Restaurant Quarter"
- Moments away from Park Hill, Lloyds Park and its meadows on the other end
- Very well served by public transport

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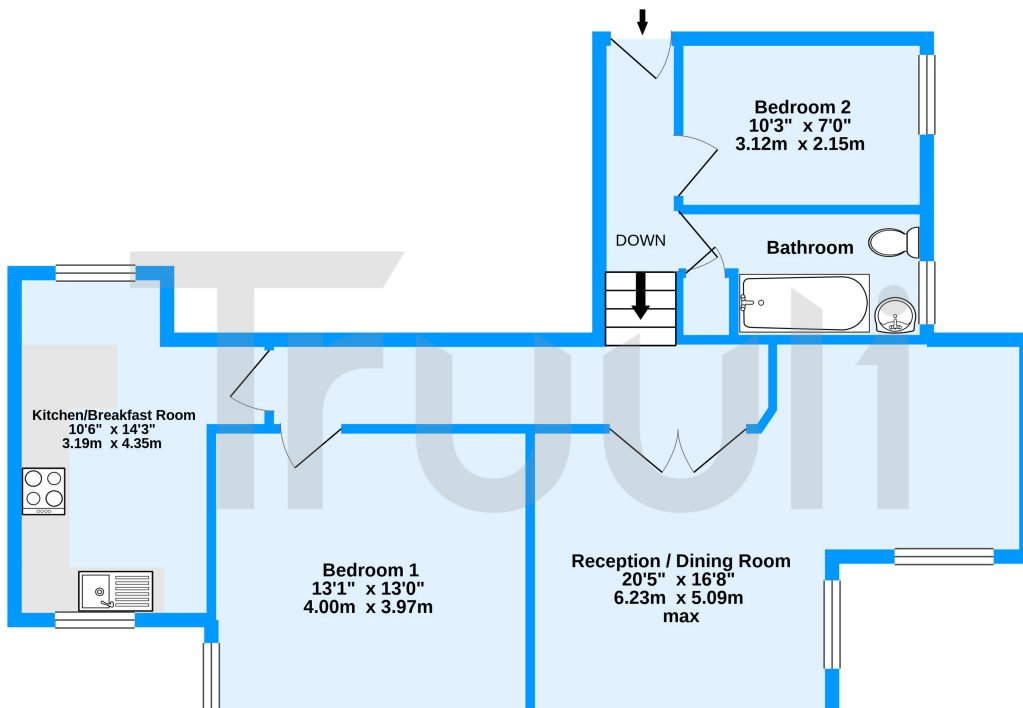
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "From the first time we saw this flat, we knew it would be a special place! We had always dreamed of living in a Victorian property and couldn't make our mind up between wanting to be close to the city and needing big green spaces. We could not believe our luck to be able to have all of our criteria met! Being a top floor flat at the back of the building, we love that it is bright and quiet. The split level adds to the sense of space and gives you the feel of a house. Generally, the flat was completely refurbished 5 years ago to restore its original features (floors, paint, coving, bathroom, heating and electric system, fuse box, water heater unit, dishwasher, etc...). The flat has two bedrooms, a very large master bedroom and a good size second bedroom. Whilst we used it as a guest bedroom before COVID, it became the perfect home office over the last 18 months. The bathroom is bright and comes with tonnes of storage. The L shaped living/dining room offers generous space to either relax at home or entertain. Finally, the kitchen with its breakfast bar quickly became the heart of the home, especially during those COVID months, allowing us to try new cuisine and experiment with new baking projects. The flat comes with a communal garden at the back where we have hosted more BBQ and birthday parties than we could say. It also comes with its own parking spot with parking permit so you never need to worry about that! The flat is incredibly close to the town centre and the "Restaurant Quarter" on the one end, and is just minutes away from Park Hill, Lloyds Park and its meadows on the other end, giving you really the best of both worlds. You are also ten minutes away from East Croydon/Box Park or eight minutes from South Croydon, so very well served by public transport. There are also many buses and the tram within a few minutes' walk. Shirley Lodge Mansions has been our home for the past five and a half years, the best cocoon we could have asked for during those long lockdown months, and we will be leaving with lots of fantastic memories. We are now planning to start a family and are looking for our next home, however, we are really hoping to stay close by as we have developed many friendships in South Croydon. So, whilst it is sad to say goodbye, we really hope the next owners have just as great time in this special place!"

Second Floor
776 sq.ft. (72.1 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not environmentally friendly - higher CO ₂ emissions	
59	74		0
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

