

# Truuli



## London Road, Croydon, Surrey, CR0

£250,000 Leasehold

- Allocated parking space
- Two bathrooms
- Well placed for all local transport
- Modern kitchen and bathroom
- Close to Canterbury Road Recreation ground
- Ideal first time buy or rental investment

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

Tel: 0330 043 0002

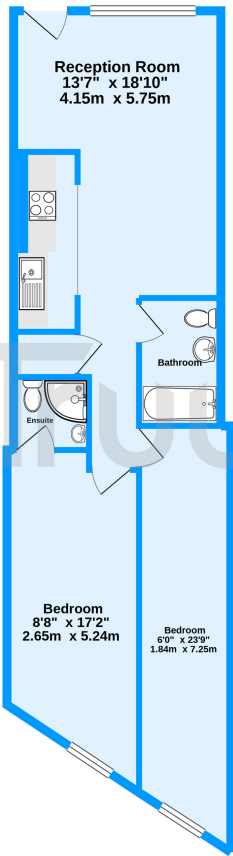
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# London Road, Croydon, Surrey, CR0

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\*\*\* Vendors comments \*\*\* "We were searching for months until we were shown our current flat as a last-minute find. We moved in just before having our first child and have lived here for over five years from marriage to growing into a family of four. We are now in the process of upsizing to a family home. We made our flat into a homely abode with the open plan living and kitchen area as a cosy & entertaining space which we decorated as soon as we received our keys. Our kitchen is only four years old and was fitted in by my husband's dad who is a carpenter. Two double bedrooms which have been great size for us and we recently refurbished both the family bathroom and ensuite so you don't have to. The gated car park comes with one allocated car space. Our neighbours are really friendly and we have shared lots of summer drinks and a bbq with them. We are serviced by convenience stores, shopping centres, leisure & entertainment centres that are a stone's throw away. Our favourite local amenity has to be Tesco Express to grab those essentials or that missing ingredient for the Sunday dinner. The flat is very well placed for transport, there are regular buses to central Croydon, East/West Croydon stations, South Croydon or Brixton/Victoria Line as well as the trams to Beckenham/Elmers End or Wimbledon. 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 10 min drive if you are a flat pack fan! Croydon has great transport links to central London and is only a short train ride to Gatwick and Brighton, so it is very well placed for all your transport needs".

First Floor  
724 sq.ft. (67.3 sq.m.) approx.



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TOTAL FLOOR AREA: 724 sq.ft. (67.3 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 <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>	
	77	78	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>	

