

Truuli



The Crescent, Croydon, Surrey, CR0

£230,000 Leasehold

- Chain free flat
- Ready to move in
- Over 500 sq ft of accommodation
- 0.4 mile (8 min) walk to Selhurst Railway Station
- Close to Whitehorse Road Recreation ground
- Large and imposing period building

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

Tel: 0330 043 0002

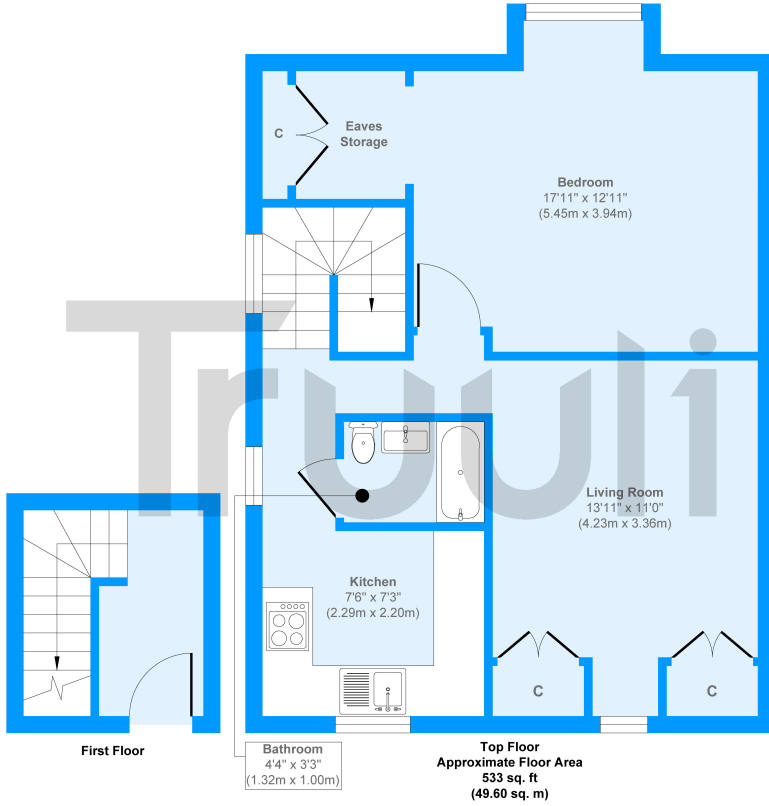
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendors comments *** "I bought this property as my first step of independence, and it was everything I could have asked for. It is peaceful, comforting, and homely. The neighbours make you feel like family – especially after 9 years! My only reason for selling is the space needed for a family of my own now. The location is great for getting into London and parking is convenient too. All the amenities you need are a stone's throw away. I know this property will go to someone who loves its character and quirkiness just as much as I do".

The Crescent



Approx. Gross Internal Floor Area 533 sq. ft / 49.60 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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	82
(69 to 80) C	78	(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E	54	(39 to 54) E	49
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

