

# Truuli



## Addiscombe Road, Croydon, Surrey, CR0

£325,000 Leasehold

- Close proximity to East Croydon Station which offers direct routes into London Bridge, London Victoria and Gatwick Airport.
- Sandilands Tram Stop is just across the road
- Addiscombe High Street is close by
- Right by Lloyd Park
- Beautiful building
- Car park at the rear
- Communal gardens
- No chain

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

Tel: 0330 043 0002

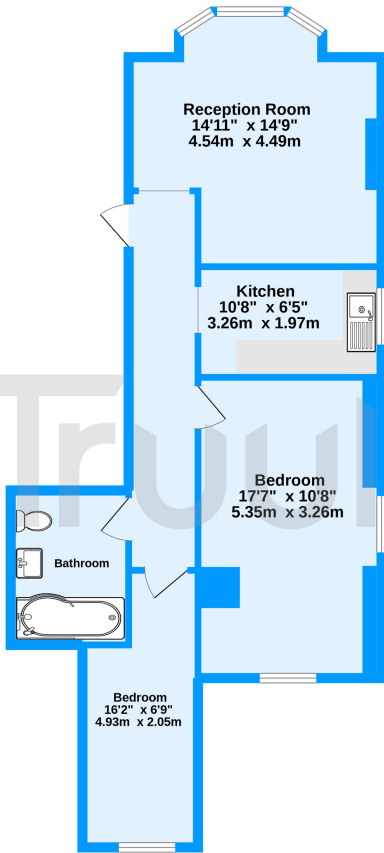
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\*Vendor's comments:\*\*\* I purchased the flat in 2017 mainly because of its proximity to East Croydon Station which offers direct routes into London Bridge, London Victoria and Gatwick Airport. With Sandilands Tram stop just across the road, it makes journeys into Croydon and all the way to Wimbledon really easy. Addiscombe has a lovely high street and it is just a short walk to Lloyd Park which has some really great walks making you feel like you are out in the countryside.

Lower Ground Floor  
670 sq.ft. (62.2 sq.m.) approx.



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TOTAL FLOOR AREA: 670 sq.ft. (62.2 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	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
	<b>78</b>		<b>0</b>
	<b>68</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

