

Truuli



Woodstock Road, Croydon, Surrey, CR0

£350,000 Share of Freehold

- Close to East Croydon station & the High Street
- Spacious flat
- Basement
- Garden
- Off street parking
- Period features throughout
- Share of freehold
- No onward chain

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

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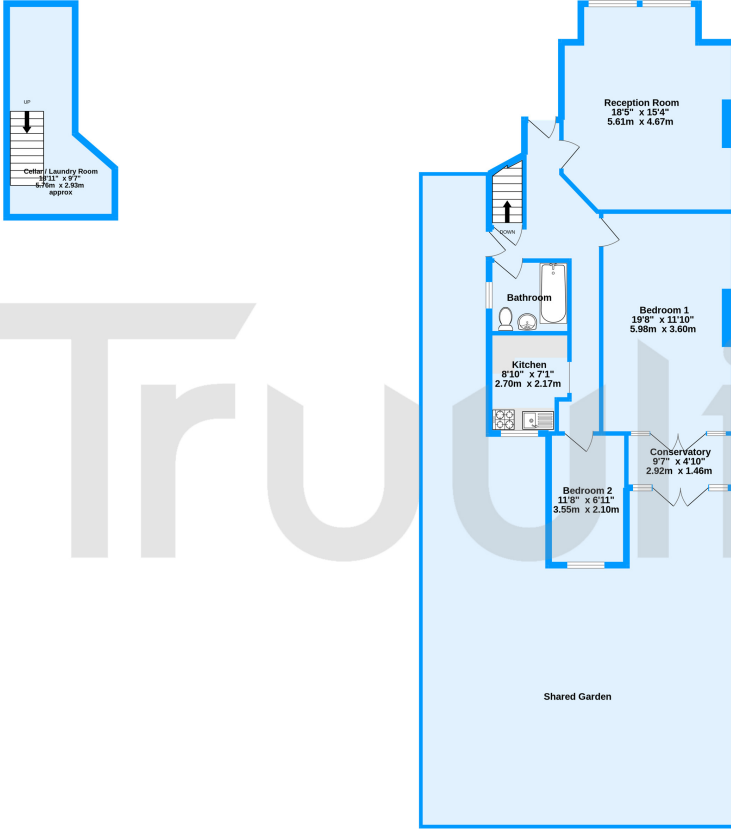
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Vendor's comments: "Before buying this property I rented a flat in Chatsworth road and fell in love with the Fairfield area. I loved; being so close to the station, the hustle and bustle of the town but also a super quiet neighbourhood. I waited for over a year until a similar flat became available to buy, as I wanted to have a spacious flat with a garden which is not often found in Croydon town centre. The period features (high ceilings, huge fireplace, large reception and master bedroom) were a big bonus".

Basement
136 sq ft (12.6 sq.m.) approx.

Ground Floor
850 sq ft (78.0 sq.m.) approx.



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TOTAL FLOOR AREA: 986 sq.ft. (91.6 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 ₂) Rating	
Current	Potential	Predicted	
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	
(69 to 80) C		(69 to 80) C	
(55 to 68) D	68	(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Wales & N.Ireland		England, Wales & N.Ireland	

