

Truuli



Grange Park Road, Thornton Heath, Surrey, CR7

£325,000

- Prime high street location
- Ready to move in
- Chain free maisonette
- Separate cosy lounge
- Direct access to a private garden
- Excellent transport links

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

Tel: 0330 043 0002

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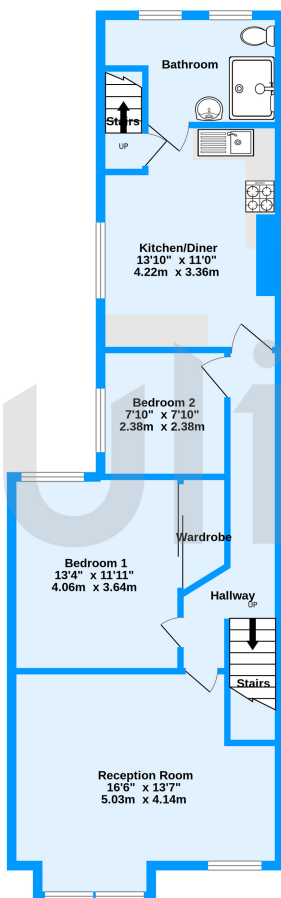
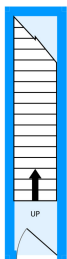
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*** Vendors comments *** "We bought this flat in 2012. The huge living room was a big wow for us. The flat is surprisingly spacious and is just off of Thornton Heath High Street. The local Leisure Centre (which does quite a lot of local fitness classes including swimming and Karate) and the big Tesco that opens very late are just a short walk away".

Ground Floor Entrance
48 sq. ft. (4.5 sq. m.) approx.

First Floor
715 sq. ft. (66.5 sq. m.) approx.



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TOTAL FLOOR AREA: 764 sq.ft. (70.9 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.
Made with Metropix 5/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 CO₂ 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	
	68		76
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

