

Truuli



Laud Street, Croydon, Surrey, CR0

£1,400 pcm Freehold

- Private garden
- Gas central heating & double glazing throughout
- Available immediately
- Close proximity of East & West Croydon train stations and local amenities
- Present part furnished
- Separate eat in kitchen/diner
- Ample storage space throughout
- Two bedroom garden flat

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

Tel: 0330 043 0002

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

Laud Street, Croydon, Surrey, CR0

£1,400 pcm Freehold

A spacious and well-presented ground-floor two-bedroom maisonette in the heart of Croydon on Laud Street.

This property is light and airy throughout and has been well maintained, comprising; a spacious eat-in kitchen with garden access, a separate reception room, two large double bedrooms and a fully tiled three-piece family bathroom. Further benefits include wooden flooring throughout, double glazed windows, gas central heating and ample storage space.

Laud Street is located within close proximity of both East Croydon and West Croydon stations, which offers fast and convenient transportation into both Victoria and London Bridge. Laud Street is also on the doorstep of Croydon High Street and the historic Surrey Street Market.

This property is presented to the market part-furnished and is available to let immediately.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
<i>Very energy efficient - lower running costs</i> (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 <i>Not energy efficient - higher running costs</i>		<i>Very environmentally friendly - lower CO₂ emissions</i> (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 <i>Not environmentally friendly - higher CO₂ emissions</i>	
68	76	0	
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>	

