

# Truuli



## Selsdon Road, South Croydon, Surrey, CR2

£170,000 Leasehold

- Studio flat
- Private terrace
- Good condition throughout
- Prime location
- Chain free
- Long lease
- Close to the "Restaurant Quarter" and town centre

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

Tel: 0330 043 0002

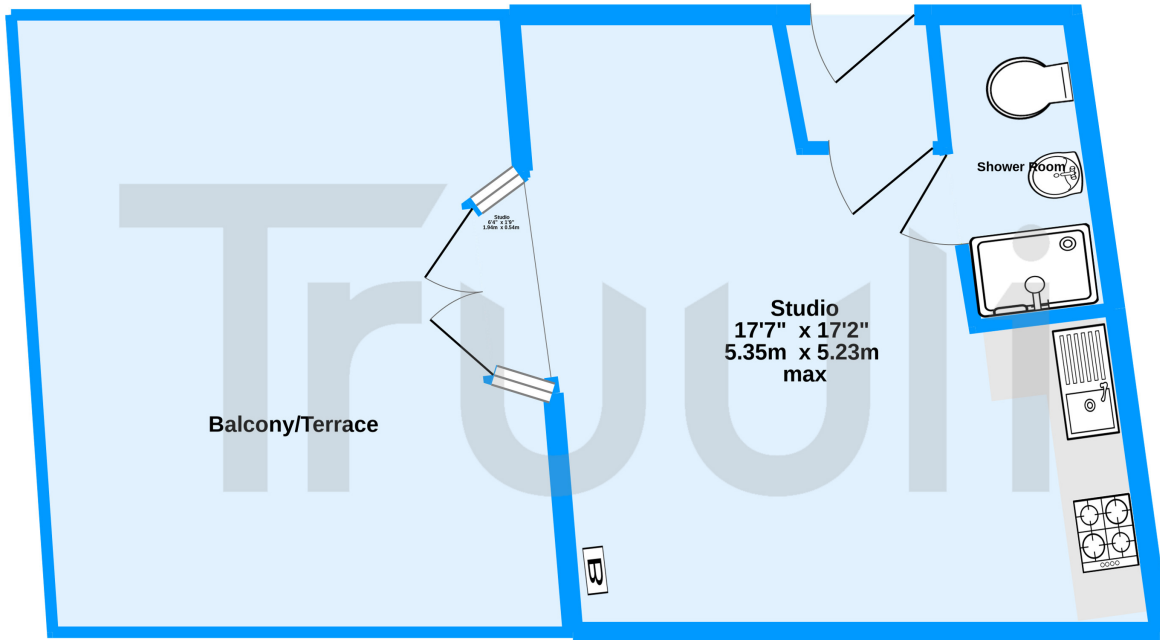
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Selsdon Road, South Croydon, Surrey, CR2

£170,000 Leasehold

An exciting opportunity to buy a fantastic studio apartment with a terrace in a prime location in South Croydon.

First Floor  
296 sq.ft. (27.5 sq.m.) approx.



Selsdon Road, South Croydon, CR2

TOTAL FLOOR AREA : 296 sq.ft. (27.5 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

