

# Truuli



## Rectory Grove, Croydon, Surrey, CR0

£230,000 Leasehold

- Chain free
- Central location
- Raised ground floor
- Period conversion
- Central location for all amenities
- Close to an array of transport links
- Wandle Park is close by

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

Tel: 0330 043 0002

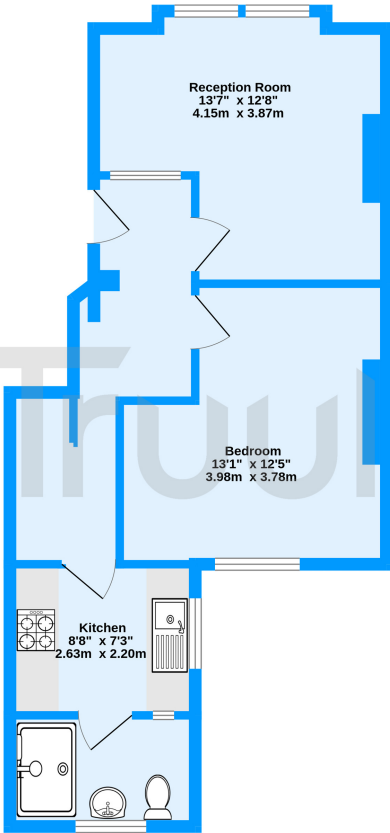
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Rectory Grove, Croydon, Surrey, CR0

£230,000 Leasehold

Presented to the market with no onward chain, this charming one-bedroom flat on Rectory Grove is available to view immediately.

Upper Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.



Rectory Grove, Croydon, CR0

TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		79
(55-68)	<b>D</b>	68	
(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	

