

Truuli



Campden Road, South Croydon, Surrey, CR2 7EN

£280,000 Leasehold

- Open plan layout
- High ceilings
- Allocated off street parking
- Large bedroom
- Close proximity to South Croydon Station and all the local amenities
- Croham Hurst Woods & Lloyd Park are nearby
- Access to a well kept communal garden

Southbridge Place, Surrey, CR0 4HA

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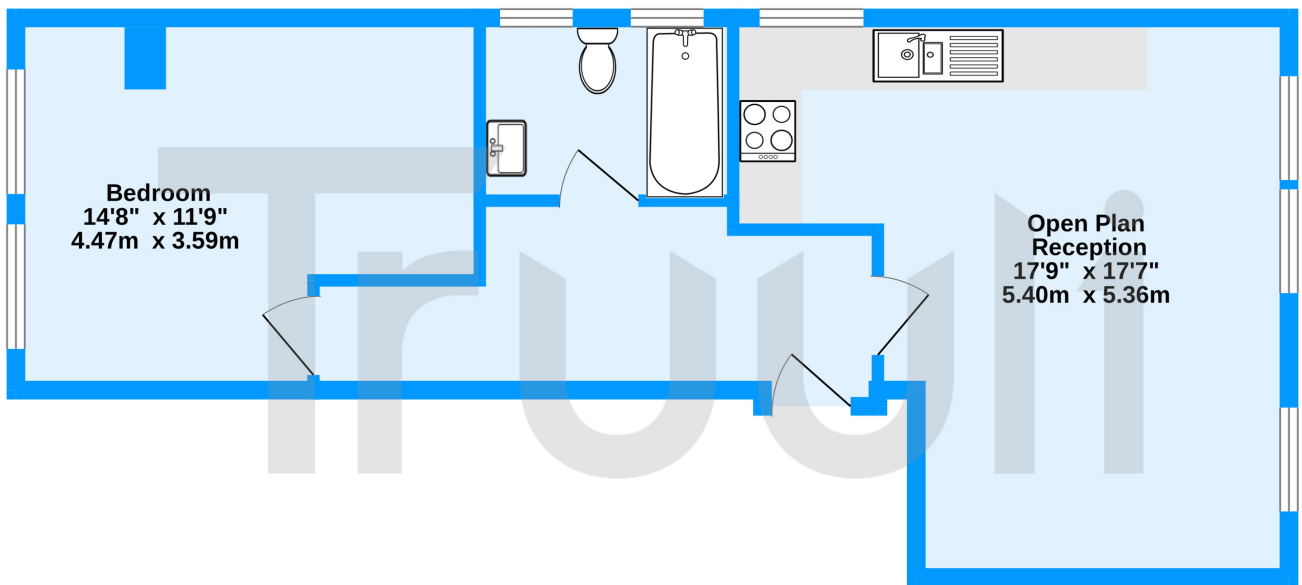
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Vendor's comments: "I have lived in the property for just over 6 years since its conversion in 2017, and now it is time to move on to be closer to family and to take the next steps in life. I fell in love with the flat's bright open layout in the living room and kitchen area, which has been a great space to share when people come around."

South Croydon has a calm and quiet feel to it and feels safe late at night. There is a great selection of little shops and amenities at South Croydon Parade (a 12-minute walk), which includes pubs, bars, restaurants, a hardware store, a pharmacy, beauticians, and hairdressers. Not forgetting my two favourite places to go for coffee and wine, which are Bobs Your Uncle, a lovely hipster coffee shop, and the cutest Italian Deli, La Spezia Deli, located on the corner. Both places give a friendly greeting when you arrive, and it will be hard to give up."

First Floor 544 sq.ft. (50.5 sq.m.) approx.



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TOTAL FLOOR AREA : 544 sq.ft. (50.5 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+)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

