

# Truuli



## Leon House, High Street, Croydon, Surrey, CR0 1FX

£290,000 Leasehold

- No chain
- Eighth floor apartment
- Prime, central location
- Concierge
- Large, floor to ceiling windows
- Custom fitted wardrobe elegantly installed in the bedroom
- Underfloor heating
- Access to communal a communal work space
- Access to a communal work space and a roof garden

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

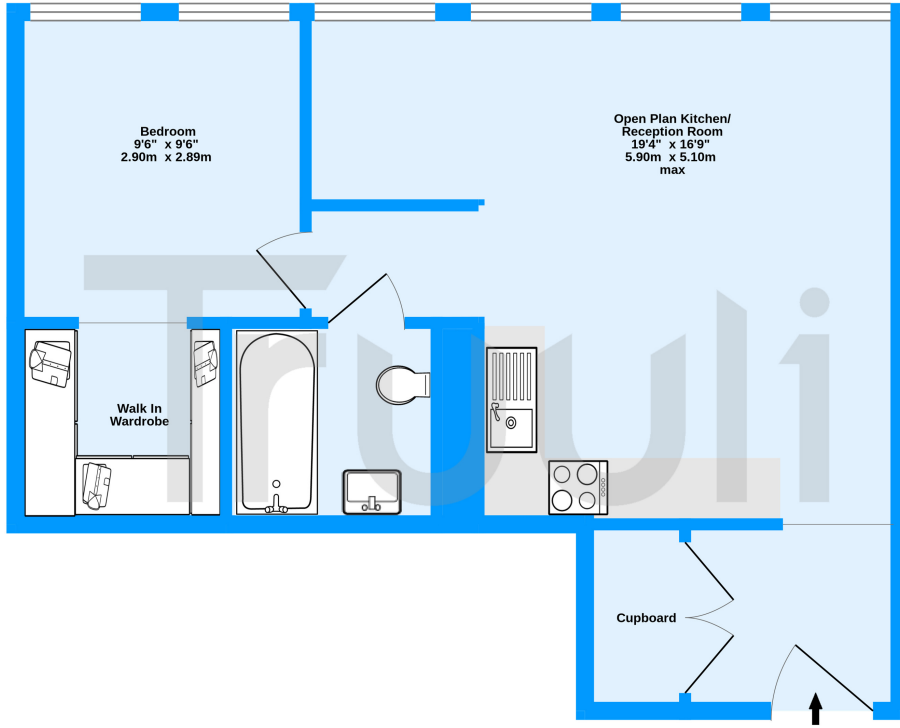
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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£290,000 Leasehold

\*\*\*Vendor's comments:\*\*\*"After browsing at a few properties, as soon as we stepped into Leon House we knew it was exactly what we were looking for. What first struck us was how spacious the living area was and how bright and beautiful the light that shone through the large windows was. We loved the modern feel of the flat, the sleek bathroom design and the homey feel we sensed in all rooms. We could imagine having lots of cosy, chill evenings here and that has certainly been true."

Eighth Floor  
539 sq.ft. (50.1 sq.m.) approx.



Leon House, High Street, Croydon, CR0  
TOTAL FLOOR AREA: 539 sq.ft. (50.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	65
(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	

