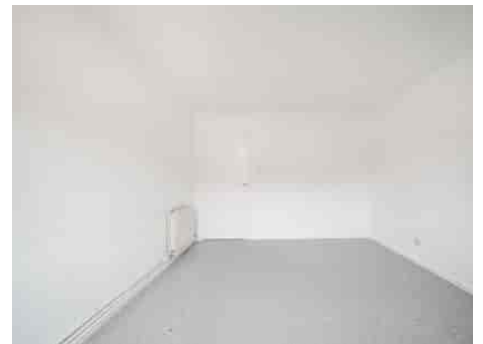


# Truuli



## Eastney Road, Croydon, Surrey, CR0 3TE

£250,000 Leasehold

- Tastefully renovated first-floor flat with new carpets, offering a modern and stylish living space.
- Large kitchen/breakfast room with space for integrated appliances
- Two generous double bedrooms complemented by a chic, modern bathroom
- Spacious 15'8 x 12'5 reception room, bright and airy, ideal for relaxing or entertaining.
- Excellent transport links, just 0.4 miles from West Croydon, with fast connections to London Bridge and Victoria in 16-18 minutes.

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)

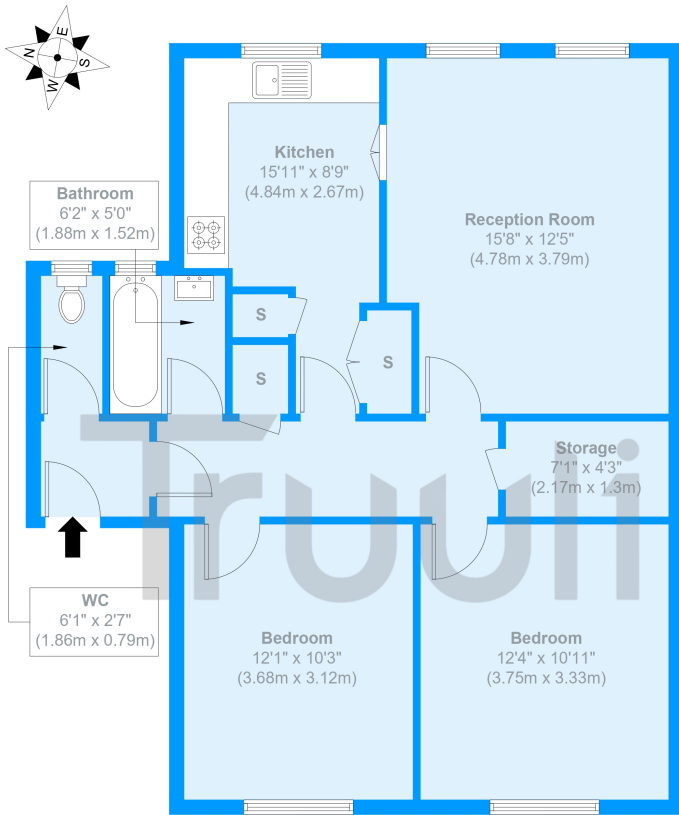
# Eastney Road, Croydon, Surrey, CR0 3TE

£250,000 Leasehold

\*\*\* Guide price £250,000 - £275,000 \*\*\* Welcome to this delightful 2-bedroom flat, perfectly combining comfort and practicality within a bright and inviting space. This charming property offers a spacious reception room filled with natural light, creating an ideal environment for both relaxing evenings and entertaining friends or family.

Situated in a highly sought-after neighbourhood, this flat benefits from excellent access to a wide range of local amenities. From quaint cafes and boutique shops to larger retail options, everything you need is within easy reach. Commuting is convenient, thanks to nearby transport links, including bus routes and train stations that connect you swiftly to the city centre and beyond.

## Eastney Road



First Floor  
Approximate Floor Area  
789 sq. ft  
(73.3 sq. m)

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright © BleuPlan

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>	<b>78</b>	<b>82</b>
(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	

