

# Truuli



## Zara House, London Road, Croydon, Surrey, CR0 2RF

£210,000 Leasehold

- Access to communal terrace
- Close proximity to West Croydon & Croydon Town Centre
- Chain free
- Second floor apartment
- Well presented, purpose built building
- Kitchen with integrated appliances

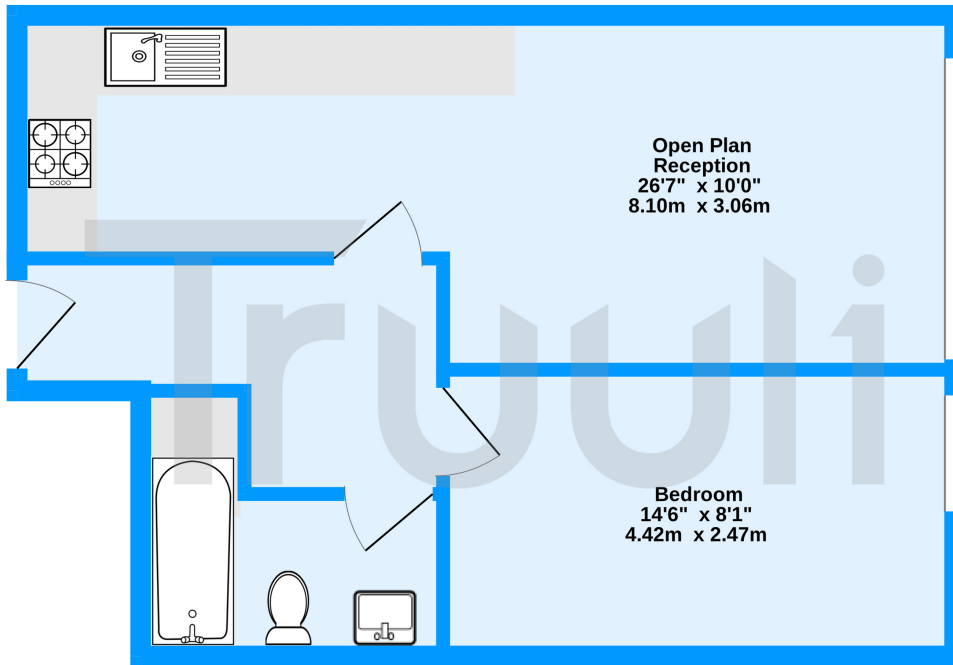
# Zara House, London Road, Croydon, Surrey, CR0 2RF

£210,000 Leasehold

Situated within close proximity to West Croydon Overground Station, this spacious one-bedroom apartment on London Road is presented to the market with no onward chain.

Properties of this size, condition and price do not come along often so an early viewing is advised.

Second Floor  
455 sq.ft. (42.3 sq.m.) approx.



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TOTAL FLOOR AREA : 455 sq.ft. (42.3 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+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</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	

