

# Truuli



## Sydenham Road, Croydon, Surrey, CR0

£300,000 Leasehold

- Off-street parking
- No onward chain
- Large open plan living area
- Ground floor flat
- Two double bedrooms
- Large private rear garden

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

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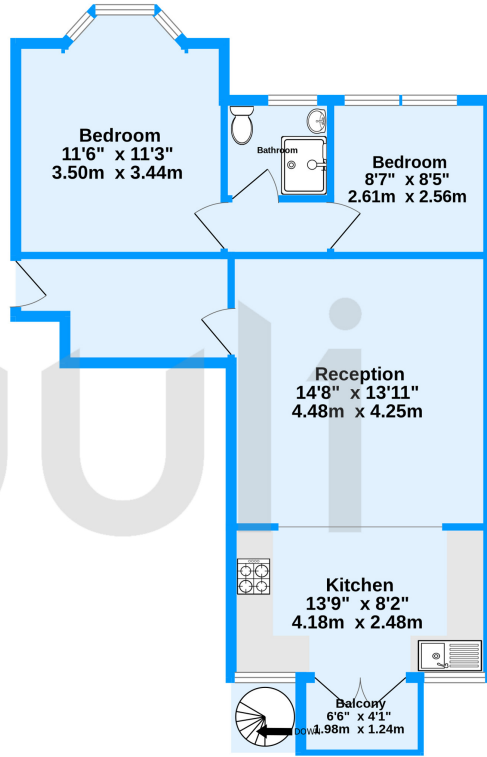
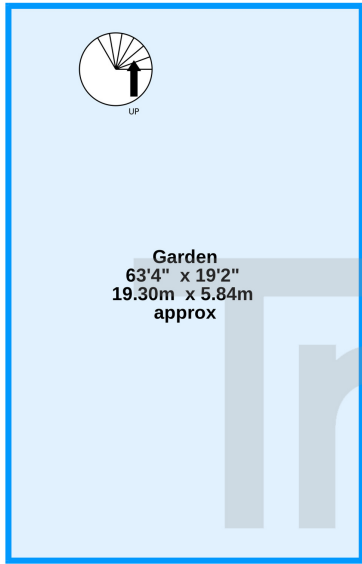
# Sydenham Road, Croydon, Surrey, CR0

£300,000 Leasehold

An exciting opportunity to purchase this chain free, two double bedroom ground floor flat on a well-connected road, Sydenham Road.

Garden  
0 sq.ft. (0.0 sq.m.) approx.

Ground Floor  
638 sq.ft. (59.2 sq.m.) approx.



239 Sydenham Road, Croydon, CR0

TOTAL FLOOR AREA: 638 sq.ft. (59.2 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>	76	80
(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	

