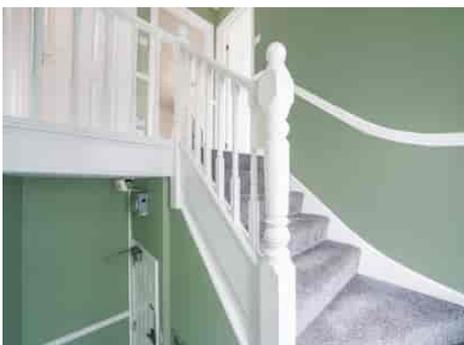


# Truuli



**50, Mayfield Road, Sanderstead, South Croydon, Surrey, CR2 0BE**

£1,350 pcm Leasehold

- Thoughtfully arranged living space with a natural flow for modern living
- One spacious king size bedroom
- Bus stop directly outside with routes to South Croydon to Waringham
- Close proximity of Purley Oaks train station and local amenities
- Gas central heating & double glazing
- Presented unfurnished
- Available immediately
- Stunning one bedroom top-floor flat

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)

# 50, Mayfield Road, Sanderstead, South Croydon, Surrey, CR2 0BE

£1,350 pcm Leasehold

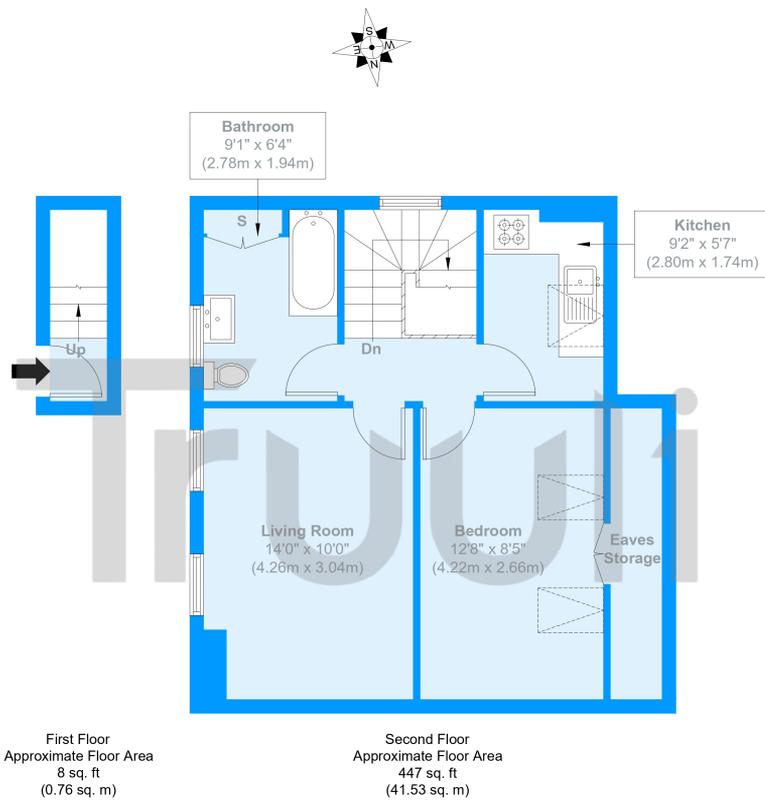
Discover this bright and airy top-floor maisonette, perfectly positioned in the sought-after Sanderstead area.

Offering a spacious king-size bedroom, a well presented bathroom and a welcoming reception room, this delightful apartment combines comfort with convenience.

Thoughtfully designed with a natural flow, the living space caters to modern lifestyles and the part-furnished interior; including essential appliances, makes moving in hassle-free.

If you are looking for a well-situated home, this property ticks all the boxes for relaxed and easy living.

Mayfield Road



Approximate Gross Internal Area = 42.29 sq m / 455 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.  
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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>		
(39-54)	<b>E</b>	54	56
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

