

Truuli



Angel Oak Point, Sheldon Street, Croydon, Surrey, CR0 1SS

£75,000 Leasehold

- 18 minutes to Victoria. London is closer than you think.
- Private balcony. Accessed from both the bedroom and living area.
- Flooded with light. Floor-to-ceiling windows throughout.
- Sleek contemporary design. Quality finishes, built-in storage
- Landscaped communal gardens. Your own green escape.
- Surrey Hills on your doorstep. City meets countryside.

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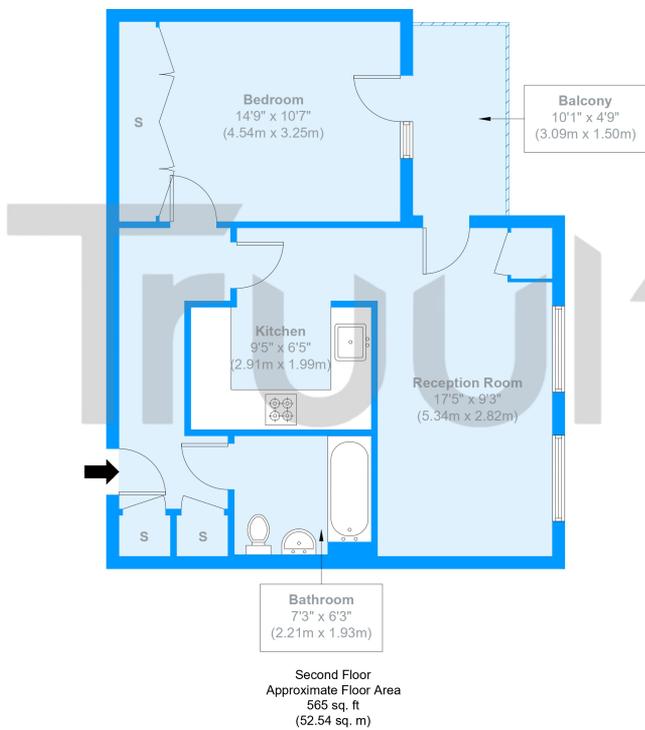
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This is a beautifully designed second-floor home spanning 52.5m²/565ft².

The clever layout features a generous bedroom with fitted wardrobe, sleek main bathroom and an open-plan living space that flows effortlessly onto your own private balcony, accessible from both the bedroom and living area, creating a rare indoor-outdoor connection.

East Croydon station puts you in the heart of London in under twenty minutes, with regular services to London Bridge. The tram connects you to Wimbledon, Mitcham and Beckenham, while the M25 is a straightforward drive for national connections.

Sheldon Street



Approximate Gross Internal Area = 52.54 sq m / 565 sq ft

Balcony = 4.63 sq m / 50 sq ft

Total = 57.17 sq m / 615 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+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

