

Truuli



Russell House, Sydenham Road, Croydon, Surrey, CR0 2FJ

£260,000 Leasehold

- Balcony
- Open plan living
- Secure underground allocated parking
- Moments away from East Croydon Rail Station & Box Park
- Gated development
- Communal gardens
- Ample storage
- Modern built-in appliances

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

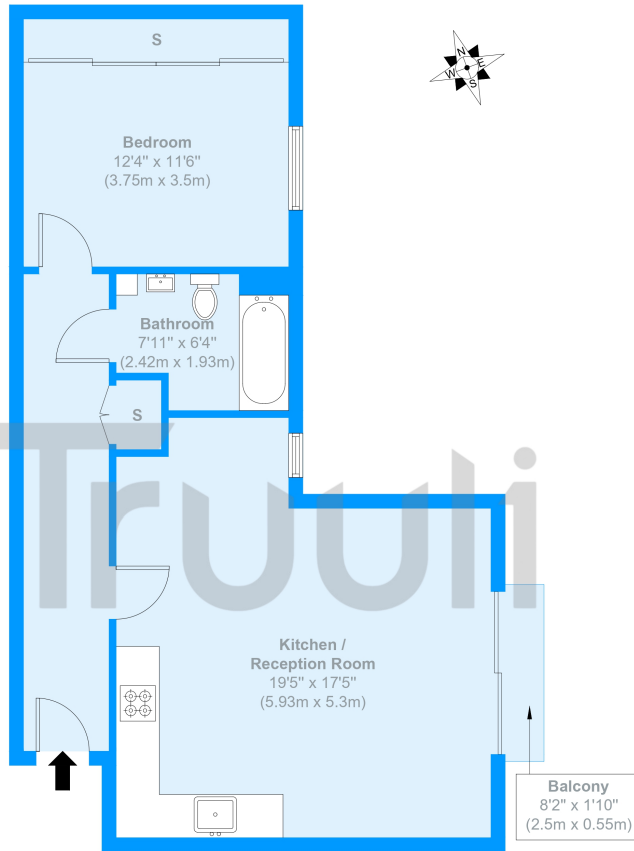
Email: save@truuli.co.uk Web: www.truuli.co.uk

Russell House, Sydenham Road, Croydon, Surrey, CR0 2FJ

£260,000 Leasehold

This spacious one-bedroom property on Sydenham Road is offered to the market with no onward chain. The property is located moments away from East Croydon Rail Station & Box Park and it comes with the rare feature of secure underground parking!

Sydenham Road



First Floor
Approximate Floor Area
592 sq. ft
(55.00 sq. m)

Approximate Gross Internal Area = 55 sq m / 592 sq ft

Balcony = 1.4 sq m / 15 sq ft

Total = 56.4 sq m / 607 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	82	82
(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	

