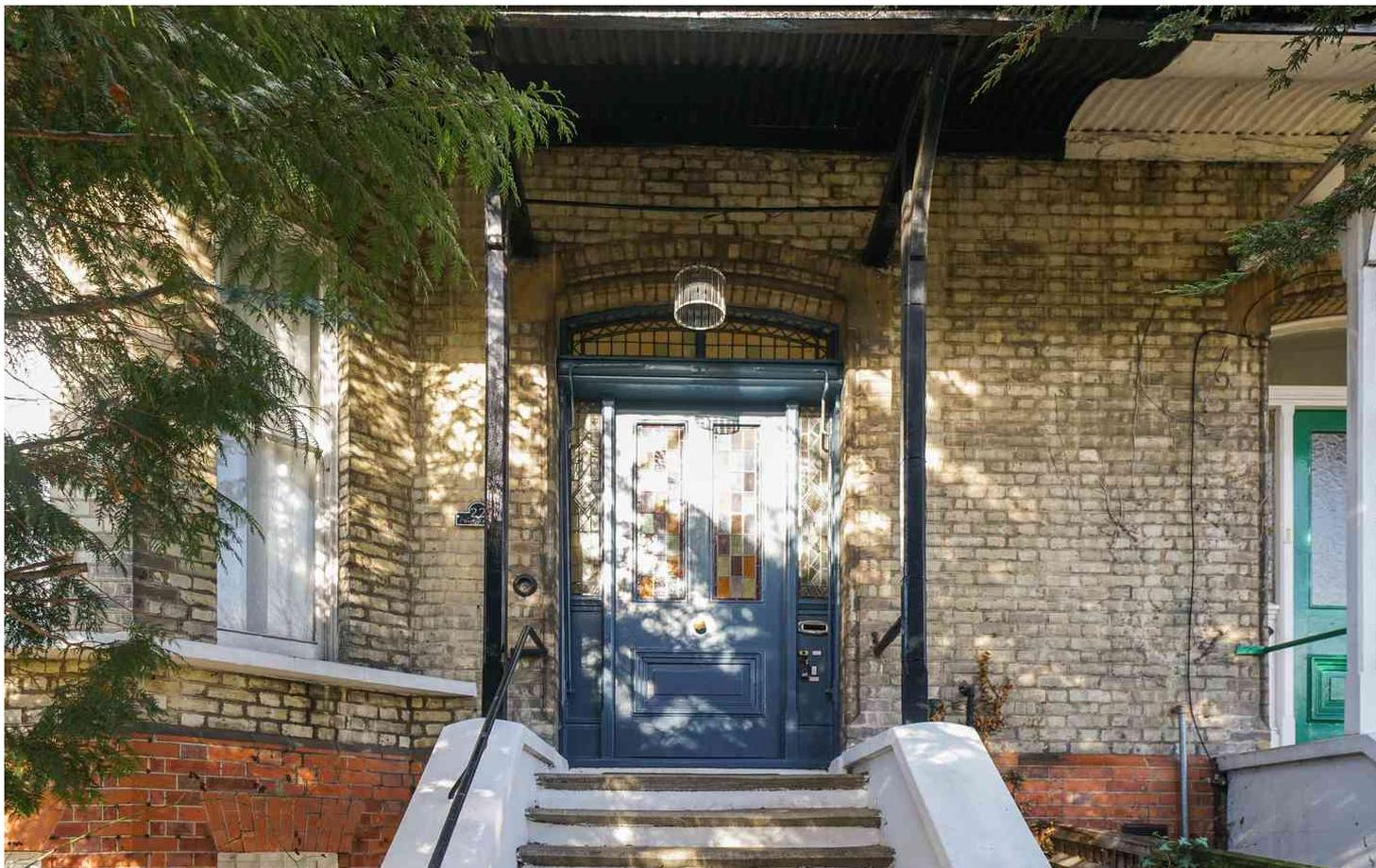


Truuli



Warham Road, South Croydon, Surrey, CR2 6LA

£260,000 Leasehold

- Excellent transport links to London Bridge, Victoria & Gatwick
- Long 165-year lease
- Peaceful, private position at the top of the building
- Reconfigured layout with dedicated office room
- Five-minute walk to South Croydon Station
- Modern finishes chosen with care and attention
- Easy access to bus routes serving Bromley, Morden, Norwood, Thornton Heath & Elephant & Castle

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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

Warham Road, South Croydon, Surrey, CR2 6LA

£260,000 Leasehold

Vendor comments "I've absolutely loved living in my Victorian top-floor flat on Warham Road, and I'm delighted to share a little of what makes it so special.

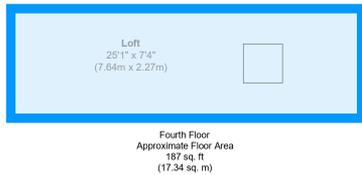
When I bought the property in 2024, it was a full renovation project and I've spent the past year transforming it with real care. My goal was to preserve its original charm while creating a calm, modern and beautifully functional home. One of the biggest improvements was reconfiguring the layout to add a dedicated office area, which has made the flat feel far more versatile without losing its bright, open feel.

The skylight is one of my favourite features it fills the living space with natural light from morning to evening and gives the flat a wonderfully uplifting atmosphere. Being at the top of the building also brings a sense of privacy and peacefulness that I've really cherished.

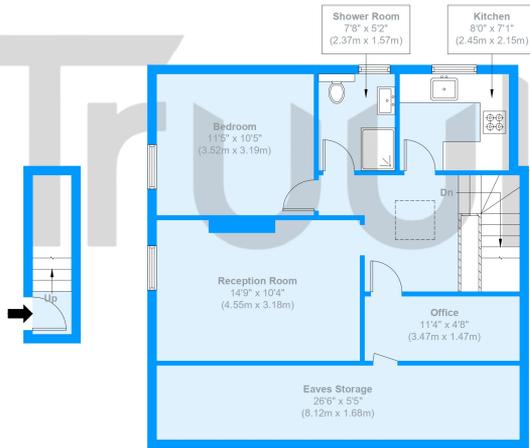
The flat comes with a long 165-year lease and the rare potential to extend into the attic, offering exciting scope for future growth.

The location has been incredibly convenient for me, just a five-minute walk to South Croydon Station and close to Whitgift School, with great transport links and local amenities nearby. Although I'm moving on to a new opportunity, I hope the next owner enjoys this home as much as I have".

Warham Road



Fourth Floor
Approximate Floor Area
187 sq. ft.
(17.34 sq. m)



Second Floor
Approximate Floor Area
9 sq. ft.
(0.84 sq. m)

Third Floor
Approximate Floor Area
715 sq. ft.
(66.44 sq. m)

Approximate Gross Internal Area = 53.64 sq m / 577 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	78

used for illustrative purposes only. The plan has been prepared in accordance with the R...
relied on. Maximum lengths and widths are represented on the floor plan. If
mission your own inspection of the property.

