

Truuli



Woburn Road, Croydon, Surrey, CR0 2AB

£290,000 Leasehold

- Close proximity of East & West Croydon train stations and local amenities
- Secured gated parking
- Open plan kitchen
- Ample built-in storage
- First floor apartment
- Double glazing
- Wooden flooring throughout
- Communal garden area

Southbridge Place, Surrey, CR0 4HA

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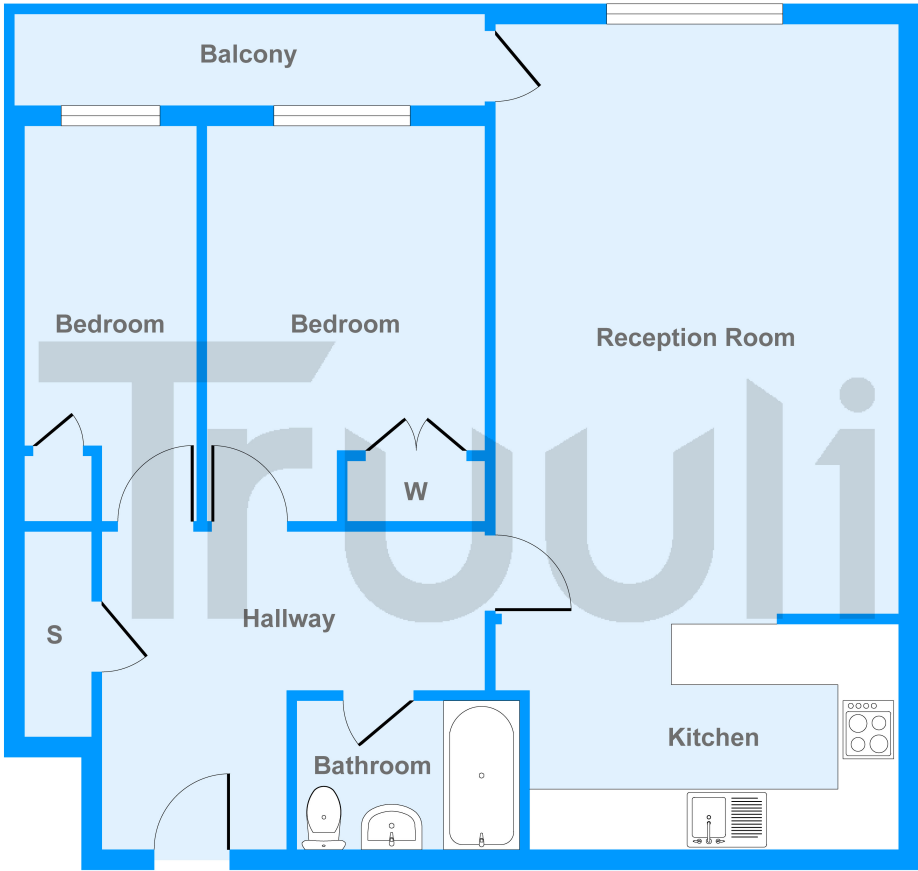
*** Vendor's comments *** "This highly desirable first-floor, two-bedroom apartment on Woburn Road, East Croydon, with beautiful views, is now on the market. It has been a wonderful home, and I've loved living here for the past seven years.

The location is unbeatable—just a 9-minute walk to East Croydon Station, with fast connections to London Bridge in 14 minutes and Victoria in 17. The area is vibrant, with great shops, restaurants, and excellent transport links, plus the convenience of a dedicated parking space in a secure private area.

What makes this flat truly special is the sense of community and the lovely neighbours. The large front garden provides a peaceful green outlook, while inside, the open-plan kitchen and sun-filled living spaces create a warm and welcoming atmosphere.

This has been more than just a flat—it's been a home filled with comfort and convenience, and I hope the next owner enjoys it as much as I have."

Woburn Road



Floor Plan

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	86
(81-91) B		
(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		