

# Truuli



## Lennard Lodge, Lennard Road, Croydon, Surrey, CR0 2UL

£280,000 Leasehold

- Balcony with dual access
- Convenient built-in storage throughout
- Modern building
- Moments away from West Croydon Overground Station
- First floor apartment
- Chain free
- Close to an array of amenities

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

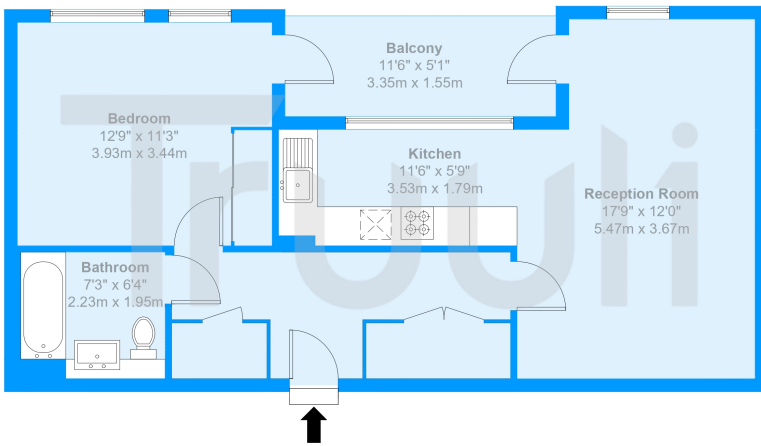
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*Vendor's comments: "I purchased this lovely one-bedroom flat as my first step into homeownership, seeking a permanent residence after years of renting. Croydon excels in transport options, featuring trams, buses, and overground services. The area's connectivity is among its strongest attributes, making it a highly desirable location."

## Lennard Lodge



First Floor  
Approximate Floor Area  
563 sq. ft  
(52.3 sq. m)

Approximate Gross Internal Area = 52.3 sq m / 563 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>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	82	82
England, Scotland & Wales	EU Directive 2002/91/EC	

