

# Truuli



## Clybourne House, Lynne Close, Flat 6, South Croydon, Surrey, CR2 8QA

£450,000 Leasehold

- 995 years lease
- No ground rent & £800 service charge per year
- Close to local amenities, including shops, nurseries, schools, and parks
- Excellent transport links
- Family-friendly location
- Walking distance to Selsdon High Street
- Beautiful views overlooking Croham Hurst Golf Course and towards Farleigh Golf Course
- Two spacious bedrooms, bright living room, functional kitchen
- No chain

Southbridge Place, Croydon, Surrey, CR0 4HA

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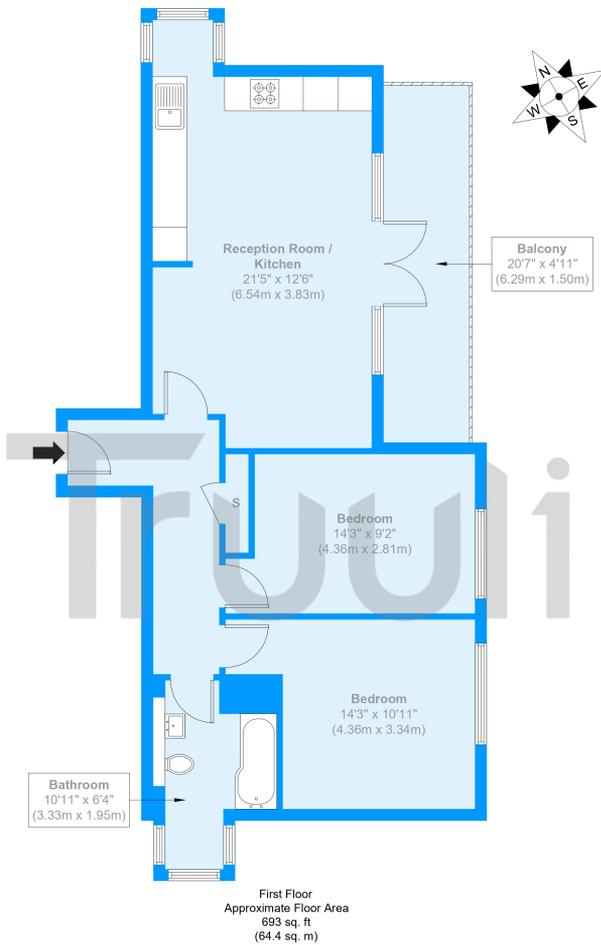
\*\*\*Vendor comments\*\*\* "Living here has been a truly special chapter our lives. Each morning begins with the gentle sound of birdsong from the nearby nature reserve and the soft light that fills the home creates an immediate sense of calm. It's a peaceful, restorative environment. One that has always made us feel grounded and at ease.

The neighbourhood is another reason this place has meant so much to us. It's green, quiet and wonderfully family-friendly, offering a real escape from the rush of everyday life. Yet everything you need is close by; nurseries, playgrounds, schools and local shops are all within easy reach.

For commuting, the transport links couldn't be better. East Croydon is just 12 minutes away, with London Bridge around 20 minutes (by train) and Gatwick Airport. making it incredibly easy to balance city life with the tranquillity of this setting. It's a rare combination, nature on your doorstep, convenience around the corner and London within quick reach.

That balance is what first drew us here and what makes it so hard to leave. Although we are returning to my hometown to be closer to family, this home will always hold a piece of our hearts. It has been more than a place to live; it has been a sanctuary. Now, it's ready for someone new to fall in love with it".

Clybourne House



Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

Balcony = 9.4 sq m / 101 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor should be used for illustrative purposes only. The plan has been prepared and the information produced it must not be relied on. Maximum lengths should carry out or commission your own inspection of the property.

