

Truuli



Lower Addiscombe Road, Croydon, Surrey, CR0

£265,000 Leasehold

- Garage that is currently being used as a home office and utility room
- Off street parking
- Walk-in wardrobe
- Own outdoor space
- Huge amount of floor space
- Bathroom and kitchen are both still stunning
- Close to an array of local amenities

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

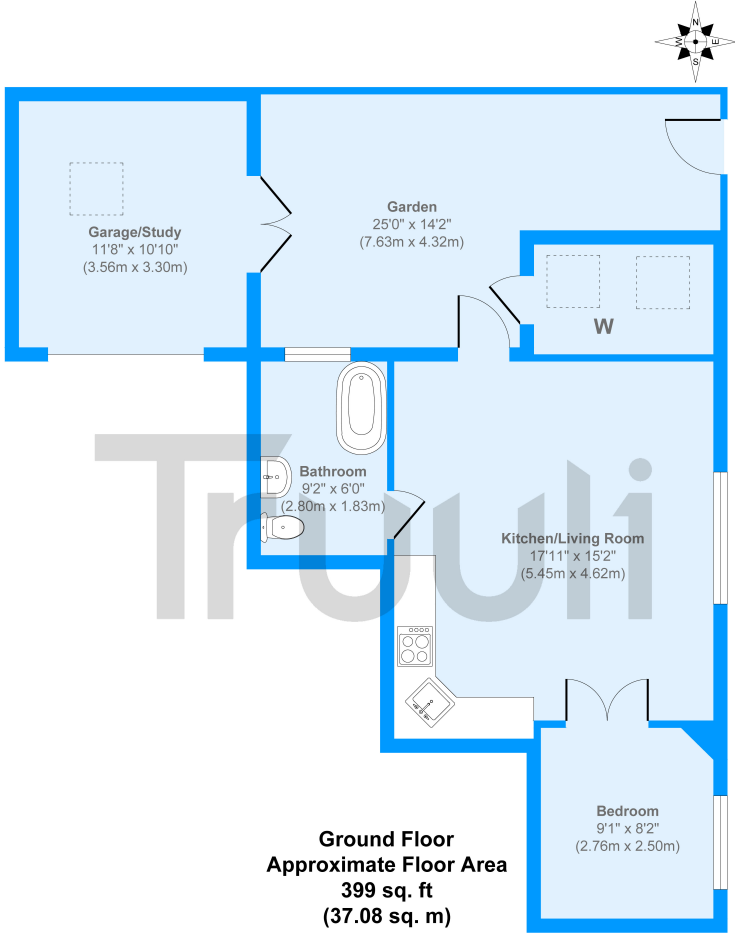
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "We searched for months before finally finding our flat and it was obvious from the start that this was the ideal starter home for us. Nothing else could compare to the quality of the finish of our home, let alone while having our own outdoor space, room to grow and a huge amount of floor space. It's been a great home for 4 years now and we'll be sad to leave, but we do need to upsize for the future.

Lower Addiscombe Road



Approx. Gross Internal Floor Area 399 sq. ft / 37.08 sq. m
 Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(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	

