

Truuli



St Augustines Avenue, South Croydon, Surrey, CR2 6JL

£300,000 Leasehold

- Ready-to-move-in home with charm, practicality, and long-term potential.
- Convenient commuting: 10–15 minutes' walk to Sanderstead and South Croydon stations.
- Excellent schools within walking distance: Regina Coeli, St. Giles, Harris Academy.
- EPC rating of C: energy-efficient, cost-effective, and comfortable.
- Low ground rent of just £100 per year.
- 105 years remaining on the lease with no service charges.

distance: Regina Coeli, St. Giles,
Harris Academy.

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• Private garage with freehold ownership

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Vendor's comments "I'm thrilled to offer my home, a place of comfort and pride for the past 17 years, now ready to welcome someone new. Thoughtfully maintained throughout, it blends charm, practicality and exciting future potential.

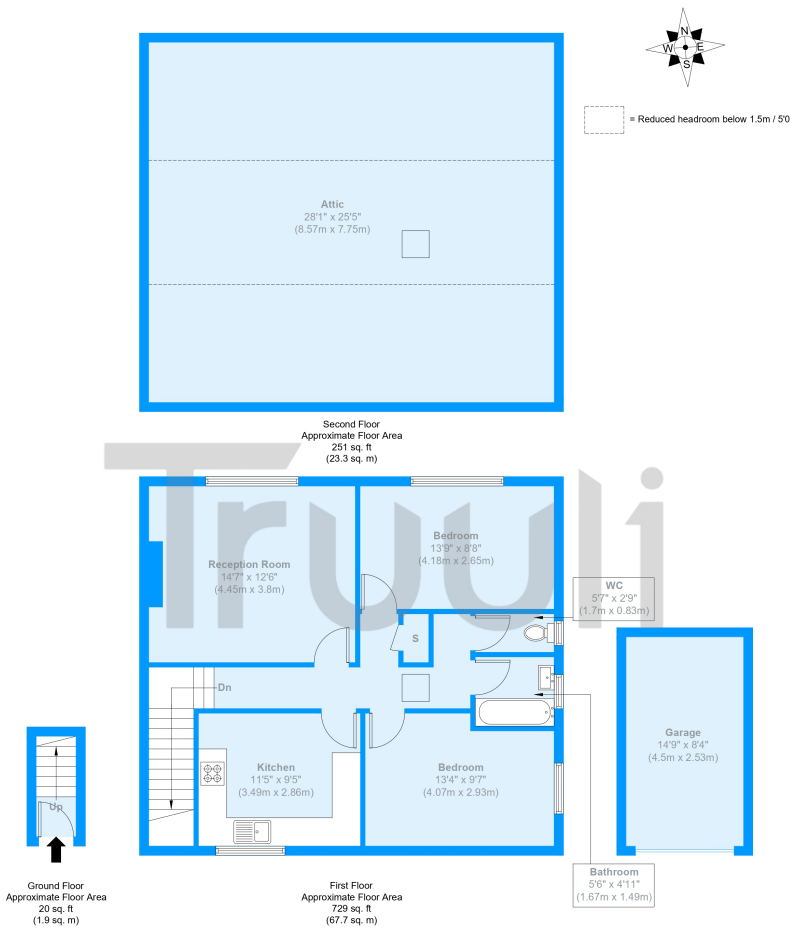
The flat offers two generous bedrooms, with one currently used as a home gym that can easily be converted back to suit your needs. The kitchen is a true highlight, stylish and practical, making it ideal for cooking, dining and spending quality time with family.

A separate toilet and shower room adds everyday convenience and privacy. The spacious attic provides excellent potential for conversion, while the private garage with freehold ownership offers valuable space for parking, storage or a workshop.

With 105 years remaining on the lease, no service charges and only £100 per year ground rent, this is a genuinely rare opportunity. The home also benefits from an EPC rating of C, supporting energy efficiency, comfort and cost effectiveness.

Set on the peaceful Pampisford Road, close to highly regarded schools and two train stations, this home delivers warmth, convenience and an exceptional lifestyle opportunity."

The Beeches



Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
Restricted head height = 44.3 sq m / 477 sq ft
Garage = 11.4 sq m / 123 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

