

# Truuli



## Spencer Road, South Croydon, Surrey, CR2

£400,000 Leasehold

- Two double bedrooms
- Open plan kitchen and living area
- Access to a communal garden
- Close proximity to South Croydon Rail Station and the "Restaurant Quarter"
- Moments away from Lloyd Park and the tram stop

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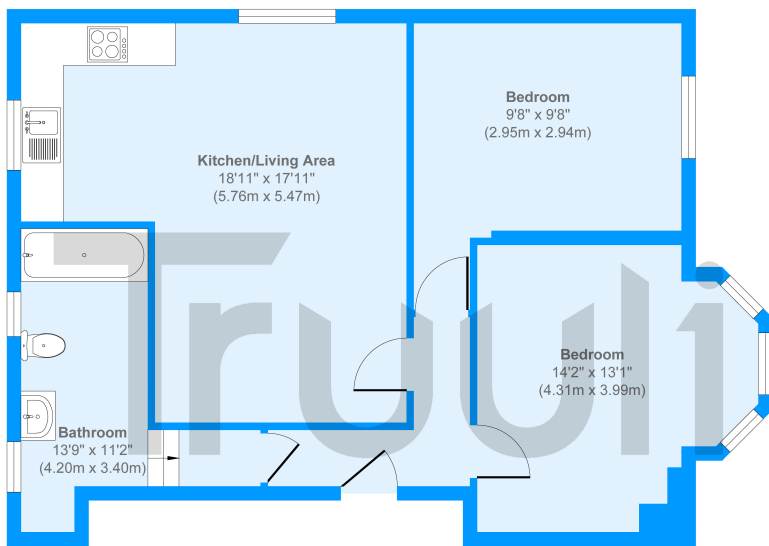
£400,000 Leasehold

Tastefully converted and efficiently occupying approximately 660 sqft of living space throughout this delightful two double bedroom flat will not be available for long.

Located on the first floor with an abundance of light throughout this apartment has an L-shaped kitchen & living area, a split level bathroom which adds more space and width and two double bedrooms.

Spencer Road is a peaceful residential that is highly regarded. Spencer Road is within close proximity to South Croydon Rail Station, the popular restaurant quarter and Lloyd Park.

## Spencer Road



**First Floor**  
**Approximate Floor Area**  
**660 sq. ft**  
**(66.03 sq. m)**

**Approx. Gross Internal Floor Area 660 sq. ft / 66.03 sq. m**

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	79	(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<b>England, Wales &amp; N.Ireland</b>		<b>England, Wales &amp; N.Ireland</b>	

