

# Truuli



## Church Street, Croydon, Surrey, CR0 1RF

£215,000 Leasehold

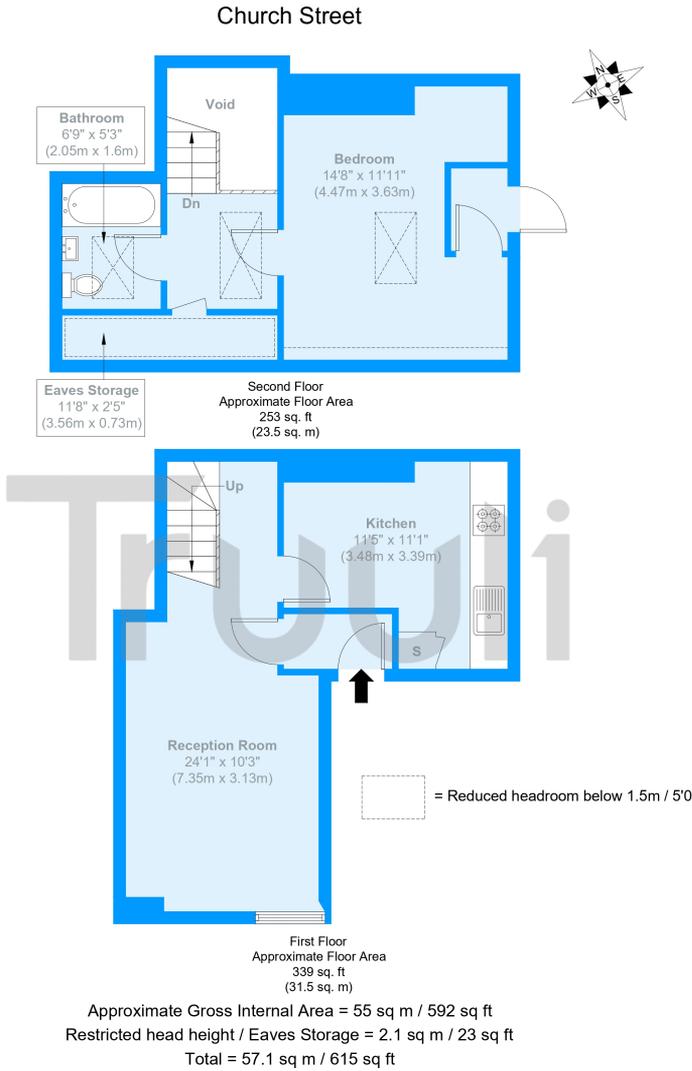
- Worth the wait: The current owner searched over a year for a home with this much character and space.
- Rare find: A quirky one-bedroom with a proper bath and far more square footage than most.
- Church green views: Wake up to the peaceful sight of the green
- opposite, on a quiet cul-de-sac street
- Lifestyle location: Within 10 minutes: park, food market, cinema, coffee shops, gyms, and two stations
- Parking perk: Resident and visitor permits included, a genuine rarity in

# Church Street, Croydon, Surrey, CR0 1RF

£215,000 Leasehold

\*\*\* Vendors comments \*\*\* "I spent over a year searching before I found this flat and it was absolutely worth the wait. It's a quirky, characterful home with far more space than most one-bedrooms, offering room to breathe and not just somewhere to sleep.

Start your mornings right by opening the front door to the peaceful view of the church green opposite, while the quiet, cul-de-sac-like street makes this a true sanctuary in the city".



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.  
Copyright @ BleuPlan

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>		<b>77</b>
(55-68)	<b>D</b>	<b>57</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	

