

Truuli



Birchend Close, South Croydon, Surrey, CR2 7DS

£270,000 Share of Freehold

- Built-in storage throughout
- Open plan living with dining space
- Private balcony
- Modern kitchen and bathroom
- Two double bedrooms
- Wärme Designer Smart heaters
- Allocated parking space
- Residential cul-de-sac
- Close proximity to South Croydon Rail Station and the "Restaurant Quarter"
- Access to communal gym and sauna

Southbridge Place, Surrey, CR0 4HA

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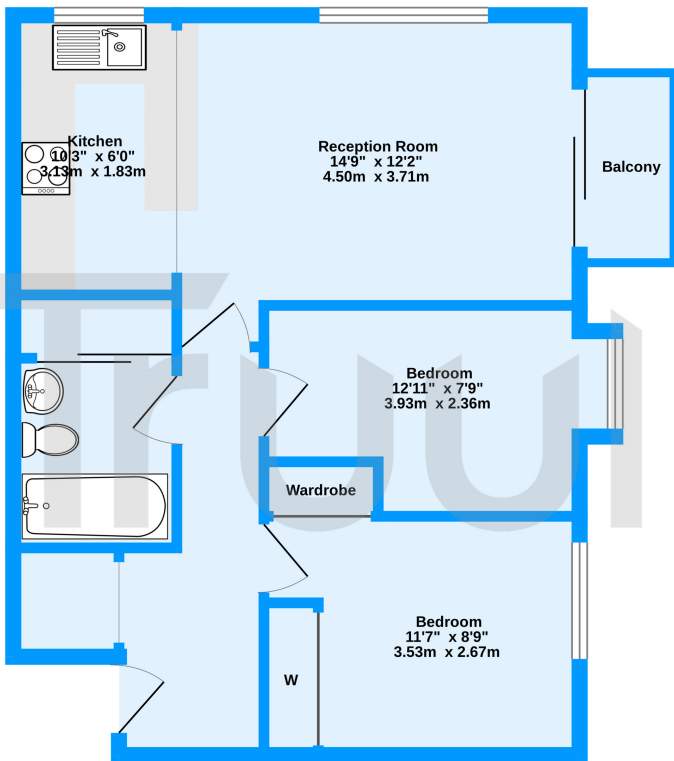
£270,000 Share of Freehold

Vendor's comments: "This flat in South Croydon is not just a place to live; it's a sanctuary that encapsulates everything I enjoy about life.

Its location was great for quick travel into London Bridge or Victoria (17 minutes on the train), or East Croydon (10 minutes on the bus). I was rarely late anywhere, as it took me 5 minutes to walk to South Croydon Train Station.

I also found that the flat is the perfect balance between near-countryside living (10 min walk to Lloyd Park and Addington Hills, which have a famous viewpoint showing views across north London, Docklands, and Parliament Hill), but also the opportunity to enjoy the bustling metropolitan feel of Boxpark Croydon or quick access to Central London for a fun evening out."

First Floor
555 sq.ft. (51.5 sq.m.) approx.



Birchend Close, South Croydon, CR2
TOTAL FLOOR AREA: 555 sq.ft. (51.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	79	81
(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	

