

# Truuli



## Russell House, Sydenham Road, Croydon, Surrey, CR0 2FJ

£369,950 Leasehold

- Built-in storage in various rooms and the hallway
- Secure underground allocated parking
- Two double bedroom apartment
- Open plan living
- Two bathrooms
- Close proximity to East Croydon Station and the High Street
- Double glazed throughout
- Right To Manage company has been set up

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

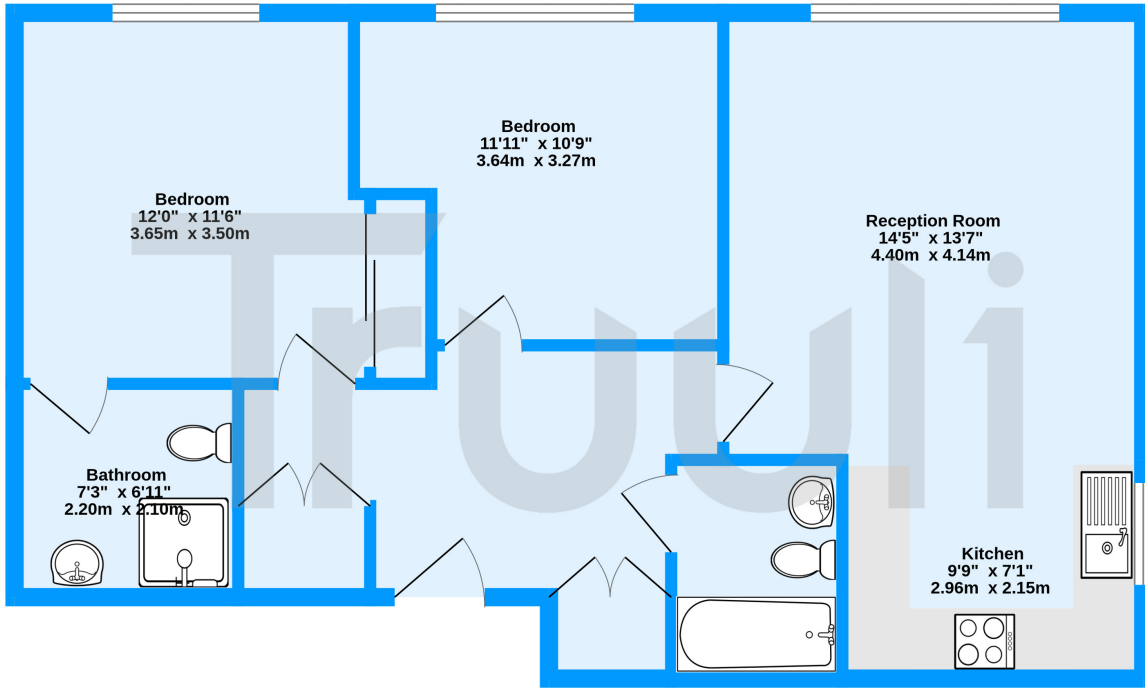
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\*Vendor's comments:\*\*\* "I purchased the property back in 2017 and have enjoyed 7 great years in the flat. I loved the spacious hallway which many flats do not offer these days. A lot of the flats I viewed back then and now are carbon copies of each other offering little storage space, however, Russell House has an abundance of room, storage and space."

First Floor  
767 sq.ft. (71.3 sq.m.) approx.



Russell House, Sydenham Road, Croydon, CR0  
TOTAL FLOOR AREA : 767sq.ft. (71.3 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

