

Truuli



Whitworth Road, London, SE25

£285,000 Share of Freehold

- Share of freehold
- Two double bedrooms
- Excellent transport links
- Close to local amenities
- Kitchen/breakfast room
- Ample storage space
- Excellent order throughout

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

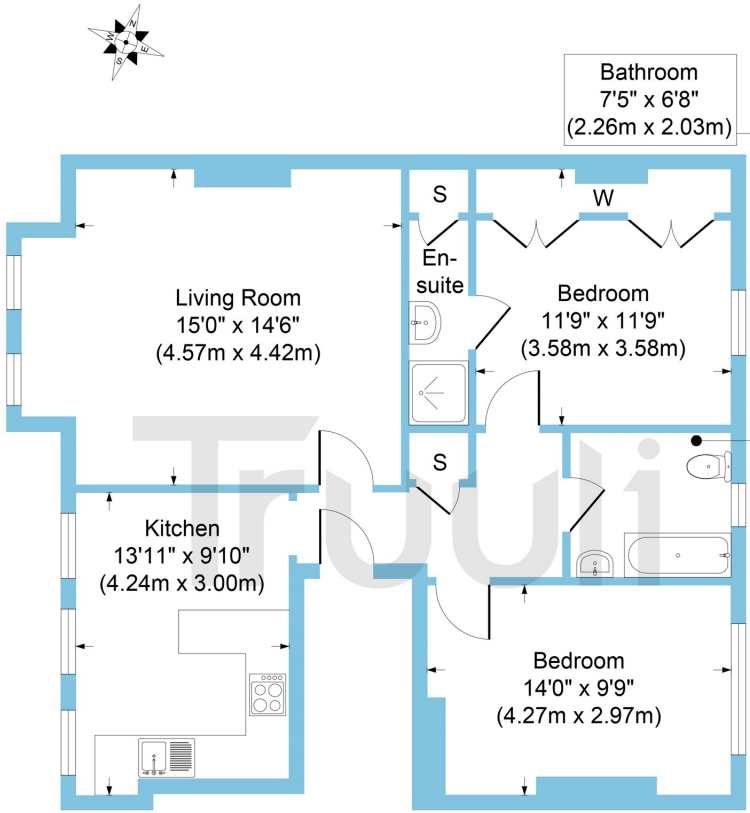
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Flat B, 37 Whitworth Road, London, SE256XH

£285,000 Share of Freehold

Offered to the market chain free is this first floor period conversion flat situated on Whitworth Road, in close proximity of Norwood Junction train station. The property provides excellent natural light through large double glazed windows and also offers the high ceilings that would be expected in a Victorian dwelling. Presented in good order throughout, the property provides a generous reception room with a feature fire place, large kitchen with breakfast bar, two large double bedrooms (one offers an en-suite shower room) and a three piece family bathroom. This well presented property also has ample storage space, has a large communal area and is being sold with a share of the freehold.



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Approx. Gross Internal Floor Area 815 sq. ft / 75.71 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guide

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	74 75	(69 to 80) C	76 77
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

