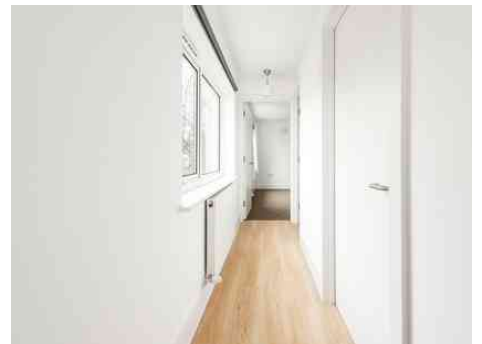


# Truuli



## Maple Road, Penge, SE20

£360,000 Leasehold

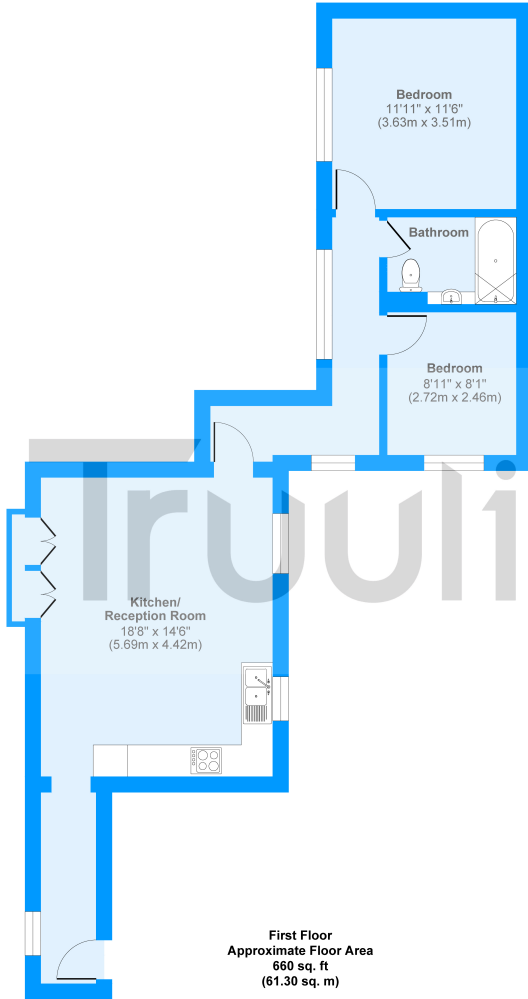
- No chain
- Open plan living and kitchen area
- Modern fitted kitchen
- Contemporary three piece bathroom suite
- 660 sq ft / 61.3 sqm
- Excellent transport links

# Maple Road, Penge, SE20

£360,000 Leasehold

Located on the first floor of this stunning development, Truuli Crystal Palace offer to the market, chain free, this well-proportioned two bedroom apartment which has been decorated in fresh neutral tones. Bright, airy and spacious throughout, this property has has been well designed, striking a unique balance between the contemporary finishes internally and period character of the building itself. The spacious open plan living area/kitchen amalgamate wonderfully to form a stunning entertainment space ideal for family, friends and guests. The three piece contemporary bathroom suite is a good size perfect for a small family or couple, along with ample in-built storage. Maple Road is approximately 12 min ( 0.6 mile ) equidistant walk to both Anerley Overground station and Penge West Overground station, while still being within walking distance of the ever famous Crystal Palace Triangle.

Maple Road, SE20



First Floor  
Approximate Floor Area  
660 sq. ft  
(61.30 sq. m)

Approx. Gross Internal Floor Area 660 sq. ft / 61.30 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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>	80	(69 to 80) <b>C</b>	79
(55 to 68) <b>D</b>	82	(55 to 68) <b>D</b>	81
(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>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

