

# Truuli



## Lancaster Road, London, SE25

£300,000 - £325,000 £300,000 Share of Freehold

- Purpose built maisonette
- One double bedroom
- Bright and airy throughout
- Contemporary three piece bathroom suite
- Modern fitted kitchen
- Parquet flooring
- Long lease length 900 years plus ( Share of Freehold )
- 8 min (0.4 mile ) walk via High St/A213 to Norwood Junction railway station and local amenities
- Front and rear garden
- Southerly facing property

2, Lansdowne Road, Croydon, London, CR9 2ER

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 comments "I moved into this home 7 years ago from a rental in Crystal Palace and it was my first purchase on the housing market. I do love a garden on a summers day and has been great for me to relax as well as entertain others. It's also easy to maintain. The area is prone to a few parakeets so a good spot on a lazy day.

I'm also a great fan of South Norwood Lakes which is a few minutes away on foot. This is a large green space, woods and a lake of ducks. It's great for exercise or a cheeky ice cream.

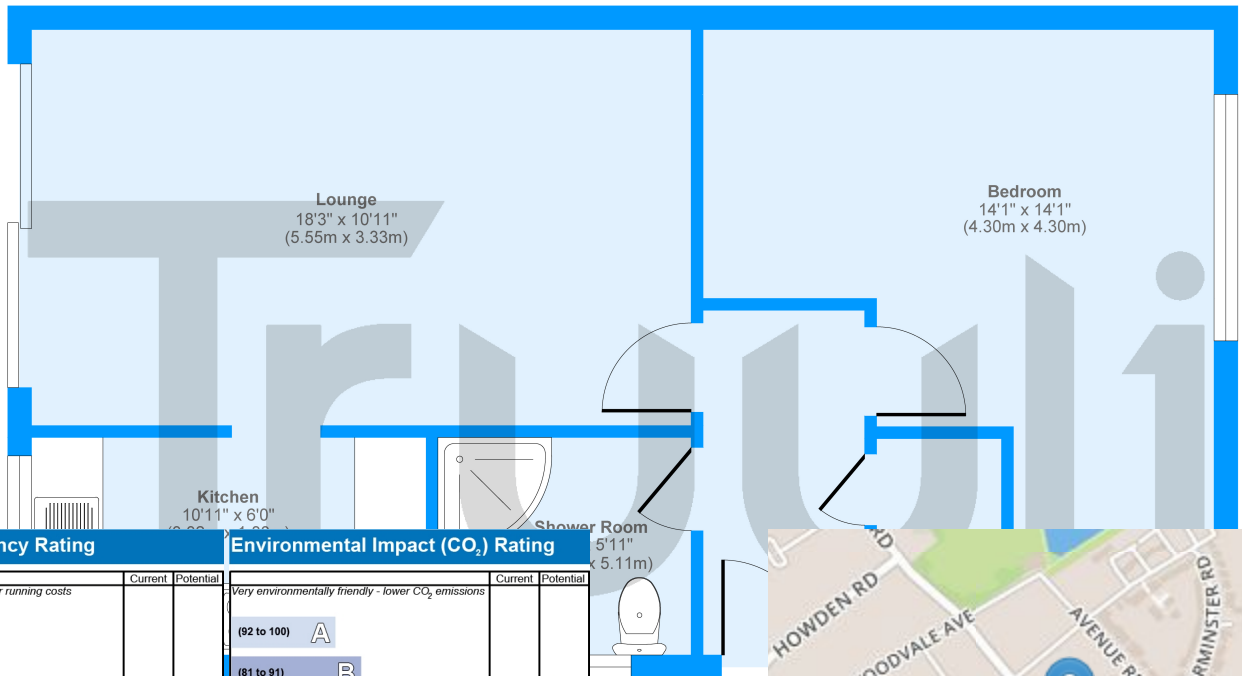
When I moved here I was surprised by the train connections at Norwood Junction which was unbeknown to me as being one of the better stations around. There are fast trains to London Bridge (12 minutes) as well as connections to Victoria and is on the Thameslink and Overground. There are also direct trains to Gatwick (within 36 mins). It has been a real plus with this being so close.

There are a few other perks to the property which includes being a maisonette with direct access to the property, the space, peacefulness and not being overlooked behind the property and installation of insulation to maintain heat in the winter and coolness in the summer. There is also remote access to the central heating. The amount of storage has been great too – which includes the shed.

The apartment is 5 minutes walk to South Norwood centre, which in recent years has seen the arrival of Tesco Express, Aldi, Mamma Dough. It is also a short bus ride to Croydon Town Centre where there is the newly opened Fairfield Hall for gigs/comedy, Boxpark and are current discussions about redeveloping to become the next Westfield. Alternatively, there is a bus stop a couple of minutes away which takes you to Crystal Palace Triangle, or it is a 30min walk.

I can't leave this summary without mentioning my brilliant neighbours. We have a great community spirit and really help each other out. It's taken a lot to admit that I need to put this up for sale and it is only due to needing to upsize that it's time for me to move on to my next adventure".

## Lancaster Road, SE25



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	74	77
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Wales & N.Ireland		

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	76	80
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England, Wales & N.Ireland		

Ground Floor  
 Net Floor Area  
 45 sq. ft  
 4.22 sq. m

Door Area 545 sq. ft  
 50.5 sq. m  
 by Elements Property

