

Truuli



5 - 7 Penge Road, South Norwood, SE25

£230,000 Leasehold

- One large double bedroom
- Spacious living room
- Modern fitted kitchen
- High ceilings
- Ample storage space
- Contemporary three piece bathroom suite
- 7 min walk approx to Norwood Junction railway station and local amenities

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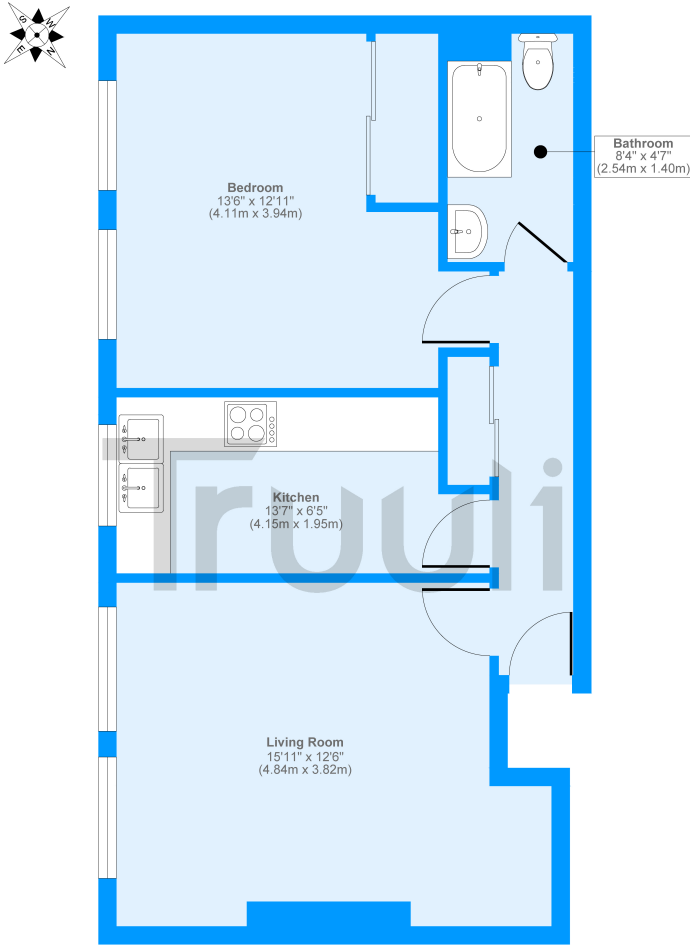
For the last 5 years this has been our real little haven. What really got us when we first walked into the flat was how deceiving it can be perceived from the exterior, but as soon as we walked inside we were in awe with everything about the place, the space, the amount of storage and the high ceilings, it was all and more that we dreamt of from our first home.

We have loved everything about living here and will miss the easy access to the local amenities dearly. There is plenty of choices for green expanses in the area, South Norwood Lake, South Norwood Recreational Grounds and the South Norwood Country Park are all a short walk away. If we ever want to go a little further we've walked to Crystal Palace which is also only 15 minute walk away which is great for meeting family and friends in the park or for meals as there's a great variety of restaurants on the triangle.

With both of us working in Central London, living 7 minutes away from Norwood Junction station has been ideal as it has such great links into London Victoria and a fast train into London Bridge. We've noticed the changes on the high street over the last few years with new cafes, Mamma Dough and the Beer Craft Cabin all so close to the station which we've been spoilt with as it's so easy to grab dinner and a drink at the weekend or after a busy day at work!

We will miss our flat so much but it's time to move onto a bigger family home now that we have a little one.

Penge Road, SE25



Ground Floor
Approximate Floor Area
526 sq. ft
(48.87 sq. m)

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	86
(69 to 80) C	75	(69 to 80) C	78
(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	

