

# Truuli



## Anerley Road, London, SE19

Guide price £275,000 - £300,000 £275,000 Leasehold

- Period conversion
- Bright and airy throughout
- Three piece bathroom suite
- Two well - proportioned bedrooms
- Modern fitted kitchen
- 5 min walk to Crystal Palace railway station
- Walking distance to the famous Crystal Palace "Triangle" & Park

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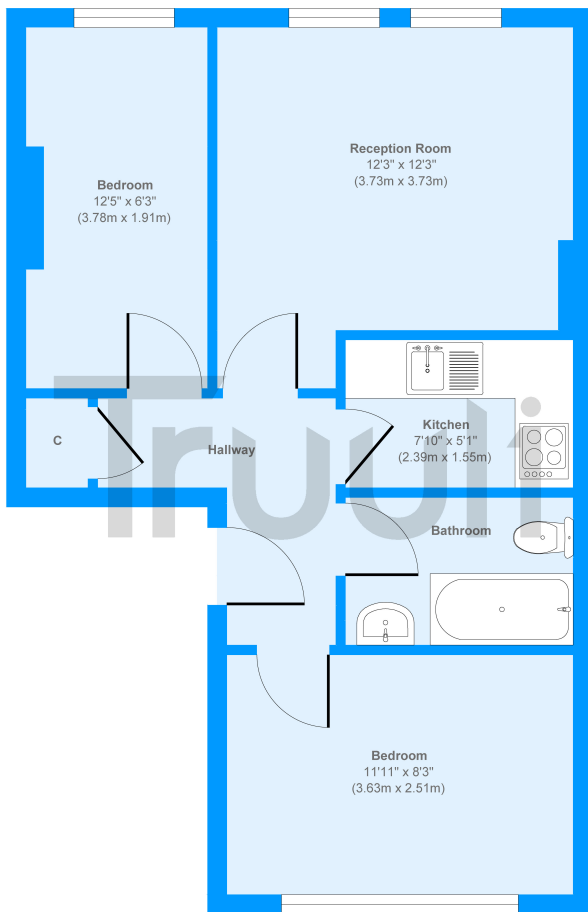
**\*\* Vendors Comments \*\*** I have loved my 6 years in this flat. Have always felt safe, connected and happy living here as a single female. The feature I love most about my home is that you get an abundance of natural light in the master bedroom in the morning and the living room is always bright throughout the day. My property is very functional in regards to the setup and flows very well upon entry. The three piece bathroom suite and fitted kitchen are in good condition so any buyer can move in straight away or if your looking for an investment as well then look no further as you found the ideal property due to the proximity of Crystal palace railway station.

When I was looking I was adamant I wanted a two bed and everything I viewed had a 2nd bedroom i could just about "swing a cat in" but when I finally viewed what is my home now I fell in love and the 2nd bedroom was a very good size. If I had to describe it, it would either be a small double bedroom or a large single but either way you can get a standard double in the room which makes it workable for family, friends and guests that may stay over.

Only a few mins from the station, Crystal palace park is one of the best in South London and only a 10 min walk away is the fabulous Crystal Palace Triangle with a weekly farmers market and an array of restaurants, bars and even an Everyman cinema ( Posh ). Transport links are great with regular trains; 25 mins to Victoria or London Bridge and the Overground; 20 mins to Canada Water (great for Canary Wharf) and 30 mins to East London.

I am looking to move closer to family but will be sad to leave this area and my flat as i have all my best memories here .

**Anerley Road, SE19**



Floor Plan

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>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	62	(55 to 68) <b>D</b>	62
(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	
	68		70
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

