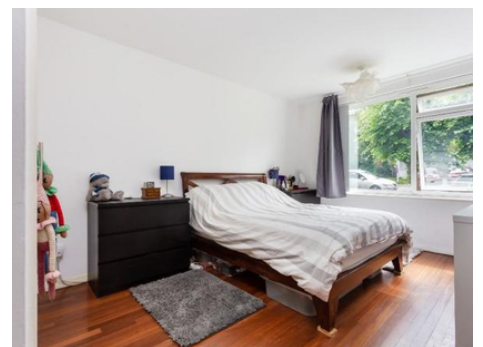


Truuli



The Birches, Avenue Road, London, SE25

£350,000 Leasehold

- Purpose Built Development
- Neutral decor
- Two spacious double bedrooms
- Bright and airy throughout
- Modern fitted kitchen
- Contemporary four piece bathroom/ shower suite
- Direct access to communal garden
- Gated off street parking
- Short walk to South Norwood Lakes
- 10 min (0.5 mile) walk to Norwood Junction railway station and local amenities

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

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The Birches, Avenue Road, London, SE25

£350,000 Leasehold

VENDOR COMMENTS "Living here we have always felt part of a community, from BBQs with our neighbours in the communal garden to impromptu shows from the kids there has always been a feeling of togetherness which is shown by the care and attention the building and its surrounds are given. Our property is ready to be occupied from day one as we have taken very good care of our home, from the neutral decor we have chosen to the parquet wooden floors throughout that set the tone. Bright and airy throughout, we have left no stone unturned; our pride and joy is our contemporary four piece bathroom/shower suite with a unique Japanese Sink bath that is ideal for romantic nights at home. Overall both internally and externally the property is in excellent decorative order with direct access to the landscaped and southerly facing communal gardens. Life is good when you're catching sun rays!

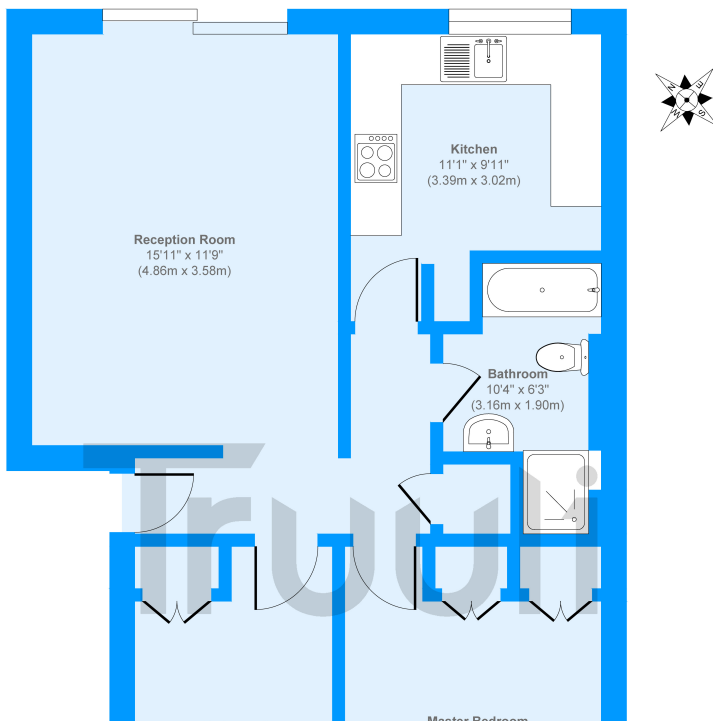
As owners we have the option to be a Director of the Residents Association which oversees the property on behalf of the freeholder. This means we have a direct say in the upkeep of the property and where the service charge (currently £115 pcm) is spent. In the five years we have lived here we have installed a security gate to the private car park; installed Fire Doors (costing over £1000 each); replaced and repainted the fencing around the property; painted the communal areas and started a tester meadow on the front lawn. Future plans include repaving the private car park and replacing the garage roofs – all of which will come out of the communal pot and can only be done with your agreement.

When you want some solitude or a romantic evening, a picnic on a pontoon in the Lakes next door or a walk through the woods can be found right on your doorstep. Crystal Palace triangle and park are an easy 15-minute walk away and our own High Street has an increasing variety of coffee shops and local businesses with Croydon Council promising that further improvements are on the horizon.

All this and only an approximate 10 minute walk to Norwood Junction Station with fast and direct trains to London (13mins), Cambridge (40 mins) and Gatwick (30 mins).

We are looking to stay in the area as we have fallen in love, and are only moving to find ourselves room to expand our four legged family".

The Birches, Avenue Road, SE25



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	(69 to 80) C	74
(55 to 68) D	76	(55 to 68) D	76
(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	

