

Truuli



Norbury Crescent, London, SW16

£575,000 Freehold

- Garage
- Downstairs W.C
- 0.5 miles approximately (9 mins) walk to Norbury Station
- Four bedroom family home
- Two reception rooms
- Sought after location
- Good order throughout

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

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Vendors Comments "I bought the property because it is spacious and has a garage. I also loved the location with both Norbury Park & Norbury Hall Park being within walking distance

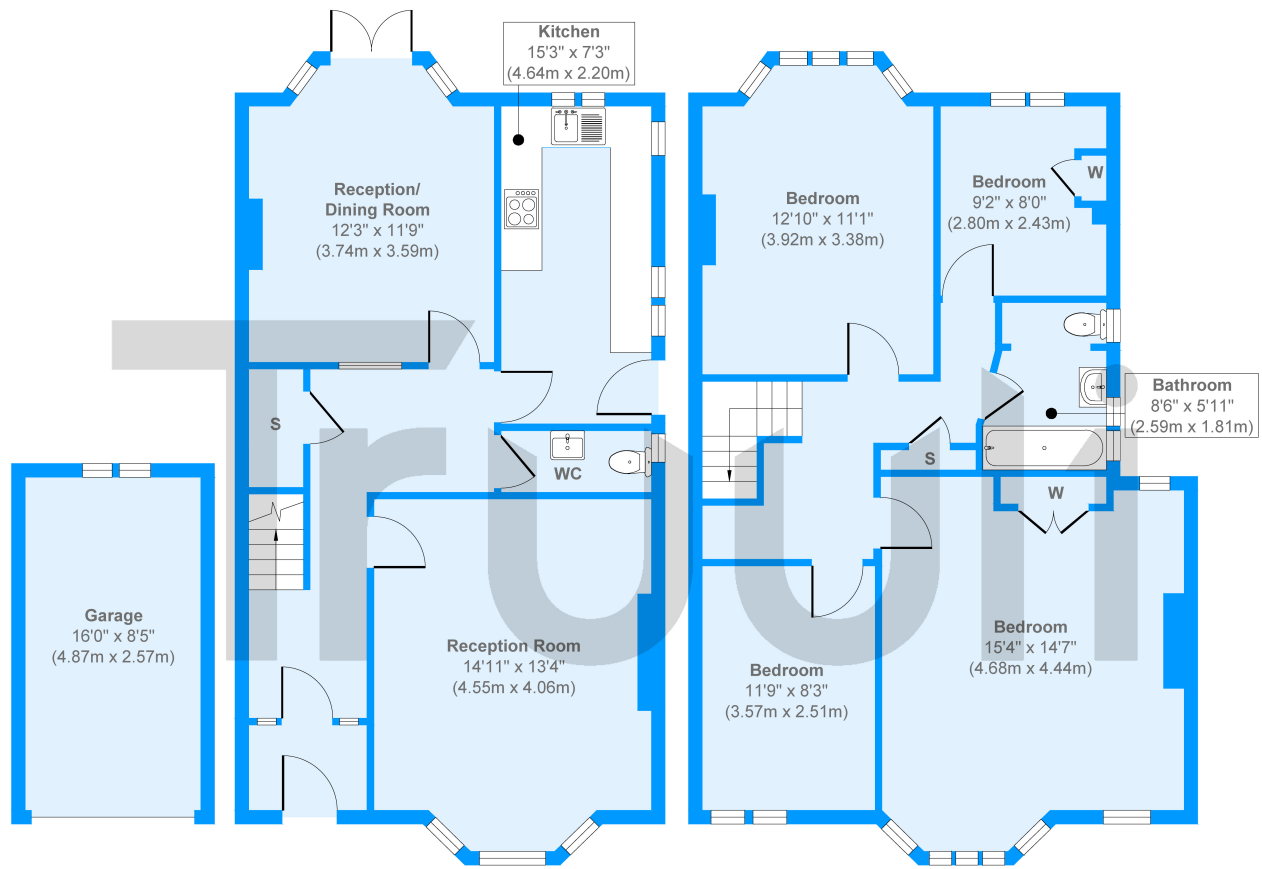
I am selling the property as I am now looking to downsize. I have lived here since 2014 and I can honestly say it has been amazing place to live. My neighbours are all so pleasant and lovely. When I bought the property I saw it had the potential to extend into the loft as well as the rear but with all the space it already has, I have just never got around to doing it.

Being so close to the high street is great. I have five banks on my doorstep: Halifax, Santander, Barclays, Natwest & Lloyds Ban. The local Costa does an amazing Vanilla Latte, Kaspas's Desserts are amazing for a nice treat and I get to eat a wide variety of cuisines from different parts of the world ranging from India to Africa.

The transport links are also very good with trains from Norbury Station directly into London Victoria or London Bridge. You can also get the Northern Line from Balham which is only two stops away. There are so many different buses you can catch from here, the number 50 bus is directly on our road and the 109 or 255 also stop on London road which is within a short walk down the road.

I am really going to miss the high street and my neighbours. I believe whom ever buys my home will thoroughly enjoy it for the foreseeable future".

Norbury Crescent



Garage

Ground Floor
Approximate Floor Area
677 sq. ft
(62.86 sq. m)

First Floor
Approximate Floor Area
736 sq. ft
(68.43 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	
(69 to 80) C	76	(69 to 80) C	73
(55 to 68) D		(55 to 68) D	
(39 to 54) E	47	(39 to 54) E	42
(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	

or Area 1413 sq. ft
Elements Property

