

# Truuli



## Ambleside Avenue, London, SW16

£475,000 Leasehold

- Two Bedrooms
- Reception / Dining Room
- Split Level
- Period Conversion
- 0.4 miles approximately (8 mins) walk to Tooting Bec Lido & Tooting
- Bec Common
- 0.4 miles approximately (7 mins) walk to Streatham Station
- Communal garden area

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

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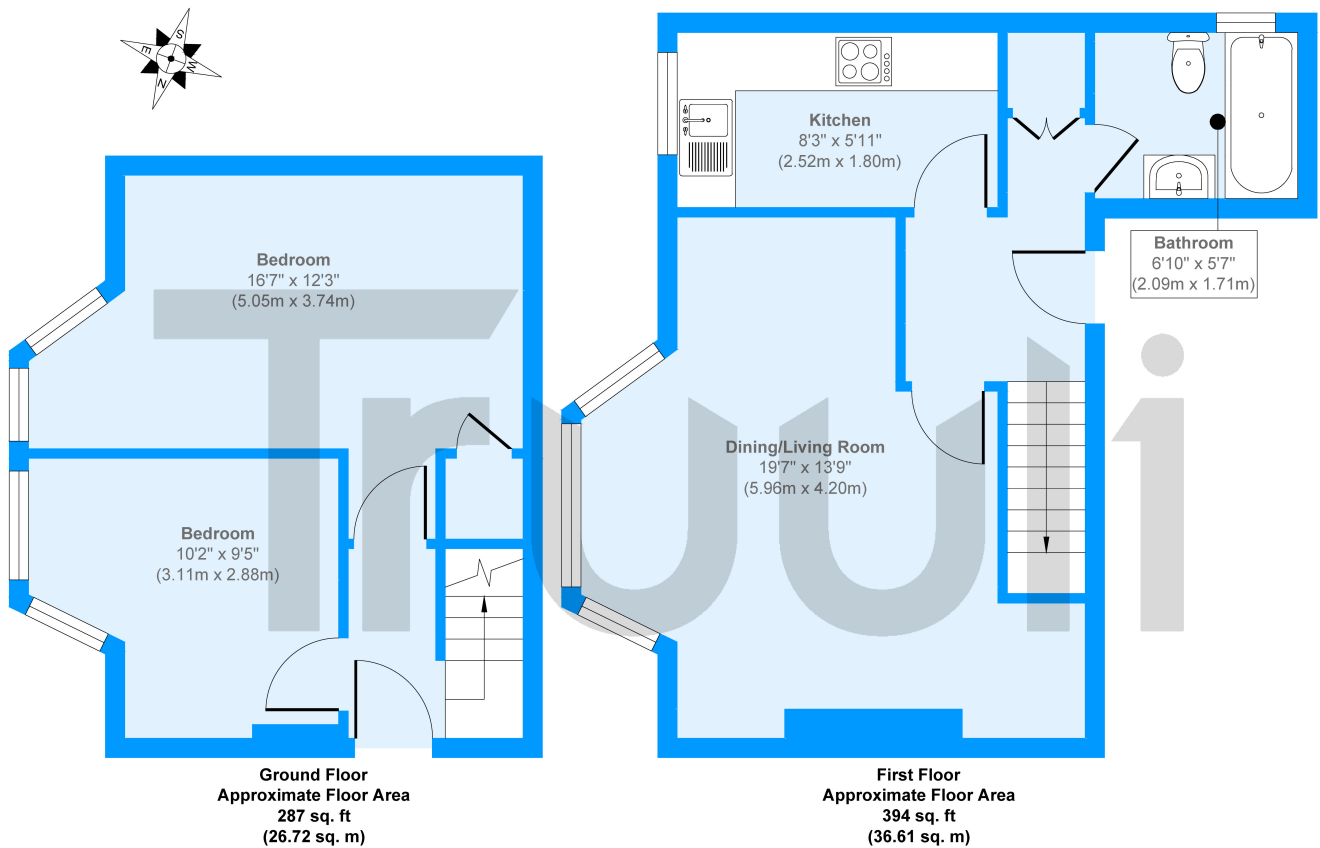
£475,000 Leasehold

Vendor comments "I've owned this flat for 17 years. It was so different and quirky compared to lots of flats I'd seen, I fell in love with it straightaway.

It is in such a great spot for transport links; walking distance to Streatham, Streatham Hill and Tooting Bec Tube Stations. Tooting Bec Common is a 2 minute walk away and it's just a 5 minute walk to the incredible Tooting Bec Lido. On top of all that, there is green space at Streatham Common and the beautiful Secret gardens at the Rookery are also within walking distance.

There is a great sense of community within the property, on Ambleside Avenue and in Streatham itself with regular food festivals and community events. I have loved living here and it's been a wonderful home to raise my children in".

## Ambleside Avenue



Approx. Gross Internal Floor Area 681 sq. ft / 63.33 sq. m

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>	73	(69 to 80) <b>C</b>	73
(55 to 68) <b>D</b>	76	(55 to 68) <b>D</b>	78
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

