

Truuli



Ambleside Avenue, London, SW16

£325,000 Leasehold

- Off Street Parking
- Period conversion
- 0.2 miles approximately (4 mins) walk to Streatham Station
- 0.5 miles approximately (11 mins) walk to Tooting Bec Lido & Tooting Bec
- Common
- High ceilings
- 0.3 miles approximately (5 mins) walk to Tesco Extra
- 0.3 miles approximately (6 mins) walk to Streatham Ice Rink & Leisure Centre

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

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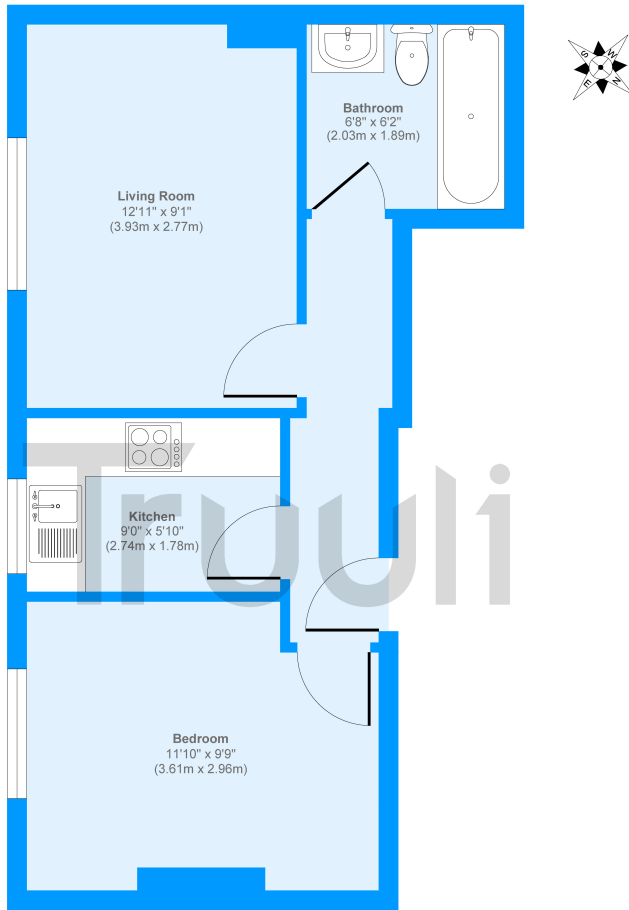
Vendor comments "Nearly six years ago I made my first home purchase in a location I didn't know much about, and I have not looked back.

Obviously I am biased as it's my home but I love this flat and have been extremely happy here, it's got a really homely vibe to it and I feel completely relaxed once I step through the door. I am also pretty lucky to have really good neighbours who I know will watch over my place when I am out of town or take in packages etc.

You literally have everything you need on your doorstep and the transport links are amazing; Streatham Station is a short walk away but I can also get to Tooting, Balham and Brixton easily. One of the best things about living in Streatham and specifically in this location is how safe I feel, I come home at all hours and have not once felt uneasy about walking from the bus stop or train station, it's always buzzing with people.

I hope whoever lives here next is as happy as I have been".

Ambleside Avenue, London



First Floor
Approximate Floor Area
373 sq. ft
(34.74 sq. m)

Approx. Gross Internal Floor Area 373 sq. ft / 34.74 sq. m

Produced by Elements Property

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		(69 to 80) C	
(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	
	76		81
	57		56
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	

