

Truuli



South Norwood Hill, London, SE25

£400,000 Share of Freehold

- Share of freehold
- Beautifully presented
- Over 1000 square feet of accommodation
- Detached Victorian building
- Private off street parking
- Excellent transport links

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This is quite simply a beautifully presented 3 bedroom Victorian converted flat. Set across the entire top floor of a handsome double fronted detached building, this impressive home is a true gem.

To suggest that this home is spacious would be a serious understatement! With over a 1000 square feet of accommodation, it is as large (if not larger) than a number of houses within the vicinity.

There are 2 superb double bedrooms offering either front or rear aspect (measuring 16ft and 14ft feet respectively) whilst the 3rd bedroom is still a generous 11ft! The bathroom has been recently renovated resulting in a smart, bright and inviting area. Our favourite space however has to be the reception room which is absolutely huge.

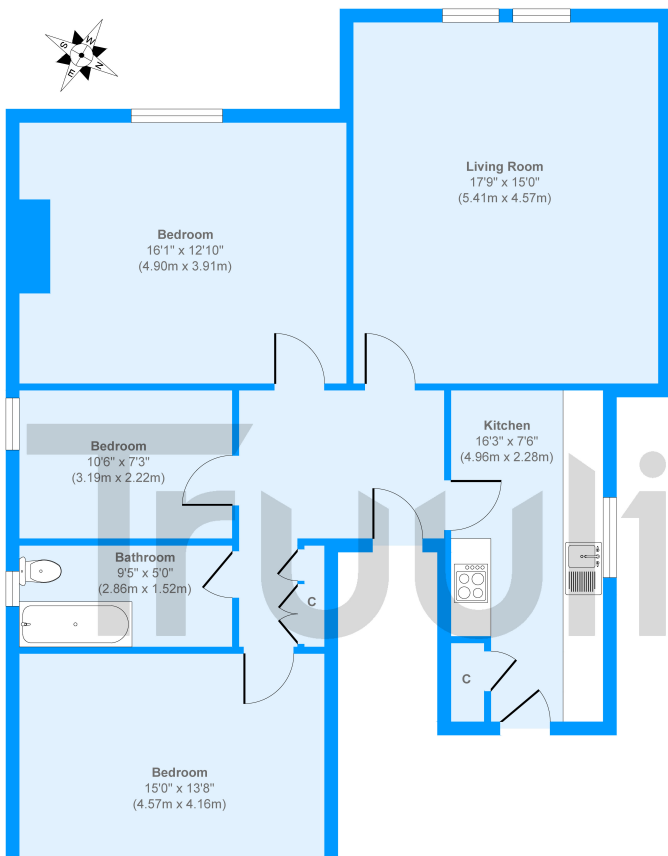
The decor throughout is neutral and calm emphasising the abundance of natural light that flows through this lovely home, whilst there are wonderful views across South Norwood Park and the Lake.

In addition there is a Share of the Freehold and private off street parking.

Norwood Junction mainline station is circa 15 minutes, providing direct access to London Bridge (fast 12 minutes) London Victoria as well the East London Line extension.

The array of bars, shops and restaurants available in Crystal Palace can be found within the immediate vicinity, whilst the delightful open space of South Norwood Park (and the Lake) is less than 5 minutes walk.

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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	78
(55 to 68) D	57	(55 to 68) D	
(39 to 54) E		(39 to 54) E	52
(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	

