

# Truuli



## The Birches, Avenue Road, London, SE25

£300,000 Leasehold

- Purpose Built Development
- Neutral decor
- Large double bedroom
- Bright and airy throughout
- Direct views of South Norwood Lakes
- Gated off street parking
- Shared rear garden
- 10 min (0.5 mile ) walk to Norwood Junction railway station and local amenities

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

Tel: 0330 043 0002

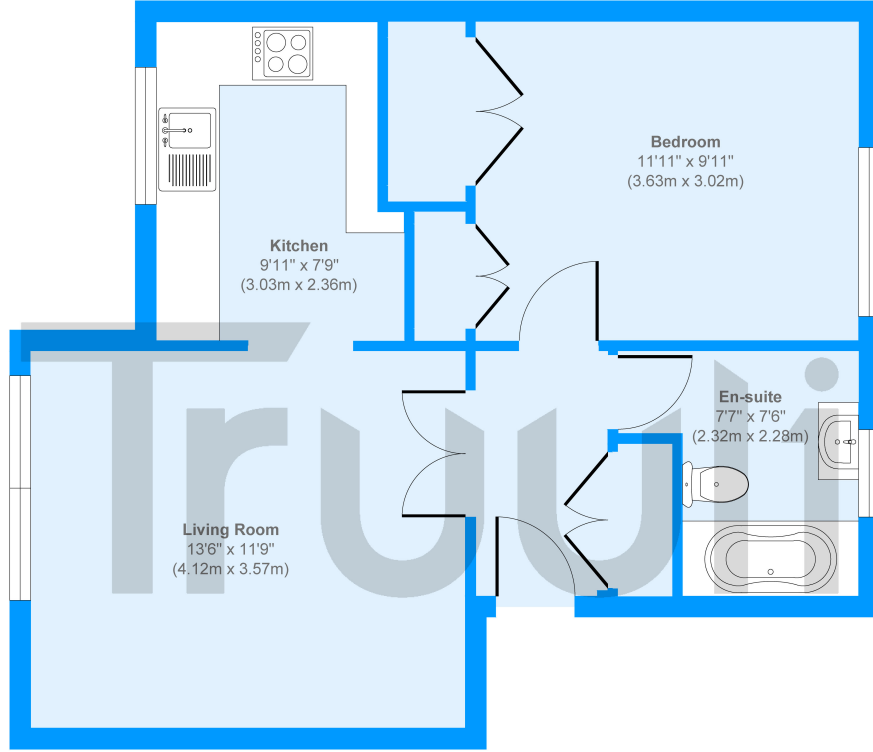
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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Please click to read **\*\*\*vendor comments\*\*\*** and arrange a viewing.

## The Birches, Avenue Road, SE25



**Second Floor**  
Approximate Floor Area  
475 sq. ft  
(44.14 sq. m)

**Approx. Gross Internal Floor Area 475 sq. ft / 44.14 sq. m**

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	75	79	84
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

