

# Truuli



## The Birches, Avenue Road, London, SE25

£275,000 Leasehold

- Purpose Built Development
- Neutral decor
- Large double bedroom
- Bright and airy throughout
- Direct views of South Norwood Lakes
- Gated off street parking
- 10 min (0.5 mile ) walk to Norwood Junction railway station and local amenities
- Large shared garden
- 15mins to Crystal Palace Station and 'The Triangle' amenities

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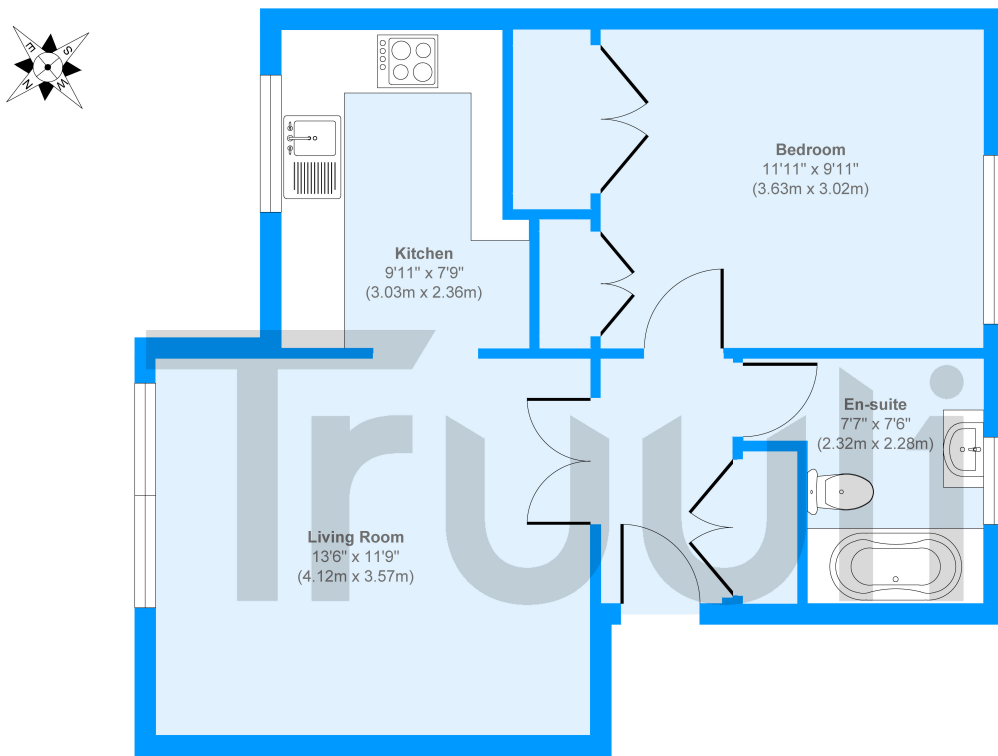
£275,000 Leasehold

\*\*\*vendor comments\*\*\*"We knew we wanted to buy the property as soon as we set our eyes on the view of South Norwood Lakes, the location is quiet, scenic with a tranquil vibe being right next to the park. We have loved living here as our property is on a quiet leafy street with a stunning view of the lake from our living room. We also bought our property as it had a very functional layout for a one bed apartment, the other one bed properties we had viewed at the time had compromised layouts that just did not work for us. As the flat is purpose built the living area and bedroom are beautifully lit and spacious with good in-built storage. There is a separate fitted kitchen, up to date bathroom with a spacious entrance hall way that is engulfed with natural light upon entry. Overall our home to us is a cosy retreat with loads of friendly neighbours, everyone looks out for each other within the development and we have communal BBQ's in summer months. We love using the large communal garden and enjoy being able to grow our own tomatoes and have good secure off street parking. The community spirit is extended to the whole neighbourhood with everyone using the park so regularly, faces become very familiar very quickly. It's a very peaceful place to live with no traffic at night.

The picturesque walks around the park, lake and local woodland is our favourite thing to do as a family. It also has a great playground and baby cafe. The walk up to Crystal Palace Triangle for the cinema, shops, library, restaurants, bars, pubs, cafes and dinosaurs park is lovely. Norwood Junction also has good pizza eateries, cafes, library (new one due to be finished shortly) and weekly local food markets. The Wildlife reserve at South Norwood country park is an ideal way for the family to spend time together.

The transport links are great for London Bridge and Kings Cross for my partners commute to work and the flat is idyllically peaceful for my freelance/remote working requirements from home. Norwood Junction provide access to destination hot spots such as London Bridge (10 mins), Blackfriars (20 mins), Kings Cross St. Pancras (25 mins), Canada Water, Croydon, Epsom, Gatwick and Luton airports. Serviced by London Overground, Thameslink and Southern Rail.

## The Birches, Avenue Road, SE25



Second Floor  
Approximate Floor Area  
475 sq. ft  
(44.14 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>	75	(69 to 80) <b>C</b>	79
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(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	

Approximate Floor Area 475 sq. ft  
by Elements Property

