

# Truuli



## Church Road, London, SE19

£335,000 Leasehold

- No onward chain
- Period conversion
- Mansion Block
- Shared rear garden
- Off street parking
- Fresh neutral tones
- Bright and airy throughout
- Sash windows
- 15 min (0.8 mile) approx walk to Crystal Palace Overground station via Auckland Rd
- Walking distance to Crystal Palace "Triangle"

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£335,000 Leasehold

\*\*\*vendor comments\*\*\* From my first viewing, I have loved this flat and it has been a wonderful home for my partner and I. Being on the second floor rewards us with great views across South East London. If you peer out of the bedroom window, you will see the twinkling lights of the Shard and London Eye – during fireworks season the bedroom is the best seat in the house! We also feel part of the tree canopy and spend many an hour watching the birds and parakeets dart between branches; in the evening we can hear owls in the Church Yard. We also enjoy that the flat gets sunlight throughout the day. We fell in love with the dual aspect windows in both the living room and bedroom, that give a lovely spacious feel plus the fact that the ceilings are high for a top floor. In the morning, sunlight floods into the living room and kitchen giving a lovely bright place to spend breakfast. By evening the bedroom glows brilliant reds and oranges as the sunsets.

We both spend a lot of time in the kitchen creating dishes inspired by our travels. There's ample storage for our cooking gadgets and utensils plus a generous pull out worktop when catering for larger occasions or drying pasta! Storage doesn't end in the kitchen, one of the other key things we love about this flat is the amount of storage it has to offer with built-in wall to ceiling wardrobes in the bedroom, there's also a communal storage space accessed from the middle landing.

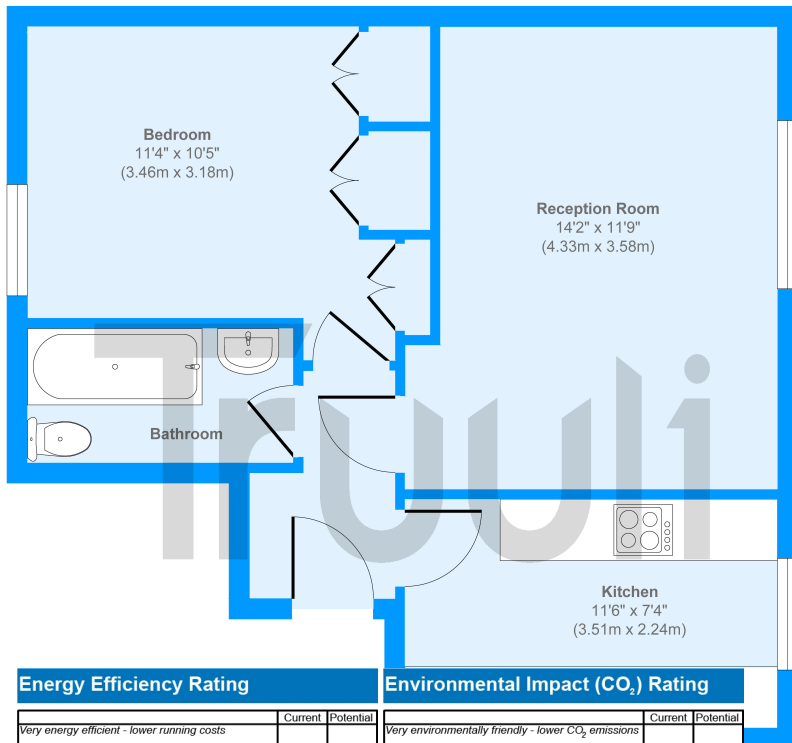
The mansion itself was built in the 1870's and now houses 8 converted flats. There is a large garden for enjoying plenty of BBQ's or relaxing in and resident off-street parking. The neighbours are lovely and we often bump into them for a hello and a chat as people come in and out.

The location is perfect, being so close to the Crystal Palace triangle to appreciate all the amenities but not right on top of all the bustle that goes with it. Transport links are also great, it's a lovely walk to Crystal Palace station for trains to Central London; services to London Bridge, Victoria and the Overground make for easy access. A quick bus down to Norwood Junction is very handy for the Thameslink services.

There are some lovely green spaces very close for exercise or a leisurely stroll; Upper Norwood Recreation Ground is nearest with tennis courts, Crystal Palace Park is 15 minutes away to check on the dinosaurs and South Norwood Lake for sailboat watching.

We have loved living here and had planned to stay in Crystal Palace for a good many more years but since all our family are in 'The North' we have decided to move closer to them. We hope you enjoy the flat and area as much as we have.

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