

# Truuli



## Elder Road, SE27

Offers in excess of £350,000 Leasehold

- New Build Development
- NHBC guarantee still in place ( 7 years approx remaining )
- Share of freehold ( 999 years )
- Large double bedroom
- Modern fitted kitchen
- Bright and airy throughout
- Contemporary fitted bathroom
- Under floor heating downstairs
- Contemporary design throughout

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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Offers in excess of £350,000 Leasehold

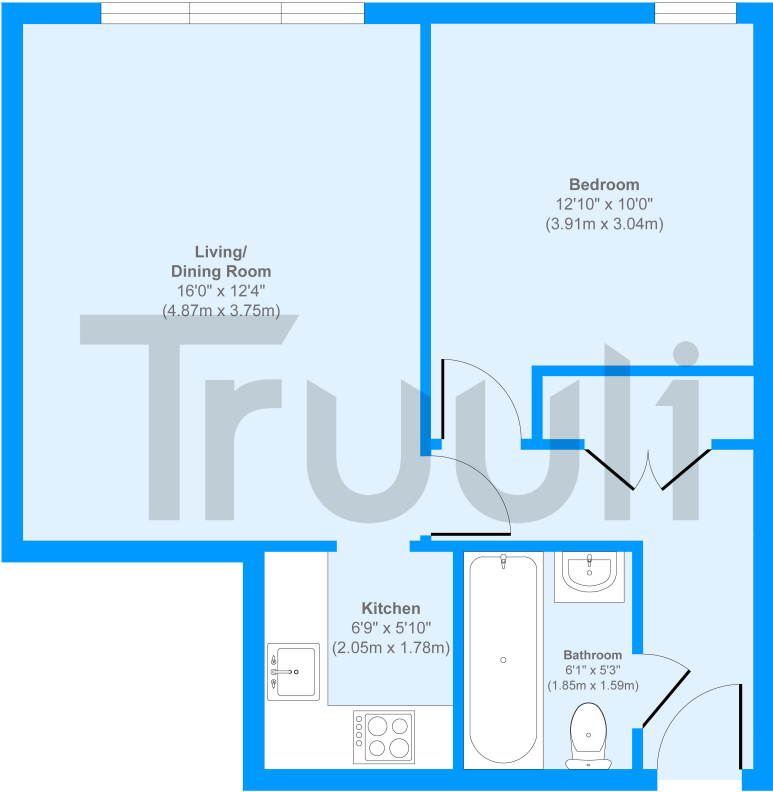
I was the first person to live in this flat since it was built in 2017 and will miss it enormously. We are moving as we now have a baby.

The flat is clean, neat and modern. It's cool in summer and warm in winter. Having underfloor heating and a thermostat ensures that it is a constant temperature. Filling with natural light, also gives it a feeling of warmth. The kitchen is compact but separate from the living room and we've enjoyed all the integrated appliances.

The flat is a stone's throw from Norwood park and Crystal Palace Park, Dulwich park, Brockwell Park and The Rookery are all in walking distance. It takes about 12 minutes to walk to West Norwood station for access to the city and the 432 bus which stops outside provides a quick route to Brixton, the nearest tube. West Norwood has provided us with much entertainment with its cinema, bars and community events. We equally feel part of the community of Crystal Palace and can take a quick stroll up the hill to Crystal Palace triangle.

The double entry system makes us feel very secure, we know all our neighbours and enjoy meeting with them. If I had the power to make this flat family-sized, I would stay here! I hope it makes its next occupant as happy as it made me.

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First Floor  
Approximate Floor Area  
467 sq. ft  
(43.47 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>		95	95	(92 to 100) <b>A</b>		97	97
(81 to 91) <b>B</b>				(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>				(69 to 80) <b>C</b>			
(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			
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland		EU Directive 2002/91/EC	

