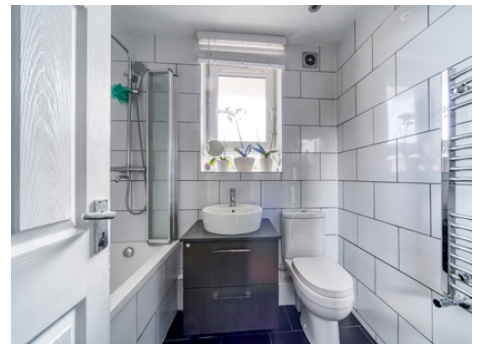


# Truuli



## Spalding House, Turnham Road, London, SE4

£325,000 Leasehold

- Purpose built apartment
- Two double bedrooms
- Excellent decorative order throughout
- Modern fitted kitchen
- Contemporary fitted bathroom
- Bright and airy throughout
- Off street parking
- Walking distance from Transport Links

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

Tel: 0330 043 0002

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# Spalding House, Turnham Road, London, SE4

£325,000 Leasehold

\*\*\*vendor comments\*\*\* "The flat has good size rooms and plenty of storage space, with large windows which create a light, airy and spacious feel. The kitchen is separate to the living area but still large enough to house a dining table for family dining. The property is newly decorated with a modern kitchen, bathroom and gas central heating. For an inner-city apartment, the property is extremely quiet, however still has lots of accessible amenities.

We have lived in Brockley 7 years and find it is a lively area with an eclectic mix of independent artisan delis, bars and restaurants, serving good reasonable priced food. Brockley has an amazing community spirit with lots of local community groups and festivals to be part of, such as the Brockley Maxx – 2-week Art festival involving community groups, residences and business in the SE4 area.

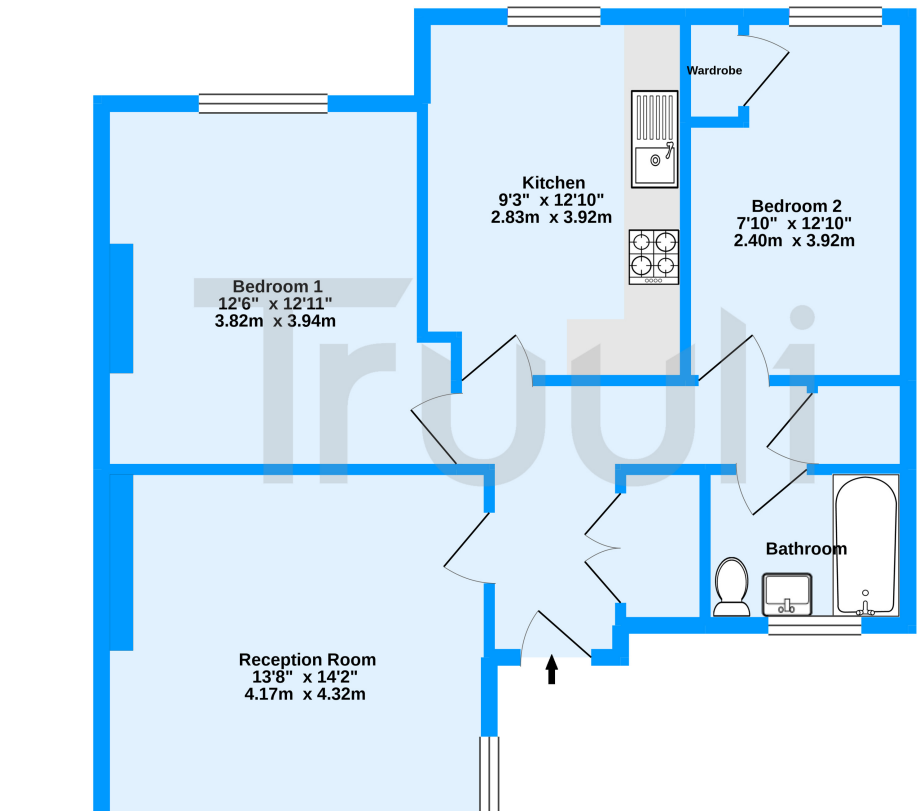
There is an abundance of green space directly outside of the property, with access to community gardening activities throughout the year. If you are willing to walk a little further One tree hill nature reserve and Benchley gardens are 10 minutes to the south of the property, Hilly fields park 10 minutes north of the property and Telegraph hill parks and gardens 10 minutes west of the property. You are never short of green recreational space in Honor Oak & Brockley.

The zone 2 property is well connected and within 5 minutes walking distance of three train stations Crofton Park, Honor Oak and Brockley which have direct access to London Overground, 10 min to London Bridge, 22 min to Croydon and 18 min to Shoreditch.

There is no shortage of primary school in the area, as within 0.5 miles of the property are 5 schools which are either rated as ‘good’ or ‘outstanding’ with Ofsted.

We are now leaving our bright spacious apartment (which will be sorely missed) as our family is expanding, and we need more bedrooms. The flat would be perfectly suited to a young professional or new family who are new to the property market."

First Floor  
693 sq.ft. (64.4 sq.m.) approx.



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>		81	(69 to 80) <b>C</b>		84
(55 to 68) <b>D</b>	73		(55 to 68) <b>D</b>	74	
(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		

