

Truuli



London Road, London, SW16

£375,000 Leasehold

- Short walk to Norbury train station
- Allocated parking space
- Communal garden area
- Nursery on site
- Spacious accommodation throughout
- Secure phone entry system

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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*** Vendors comments*** "My partner and I had been searching for a flat which would be suitable in the aspect of work locations, as well as comfort, reasonable floor space and layout. We fell in love with this flat as soon as we entered; the look and feel was real, given we are from the area and know it so well. We chose this specific flat as a new build due to the fantastic layout of the rooms and more specifically of the open plan area which drives the feeling of a really modern one bed flat.

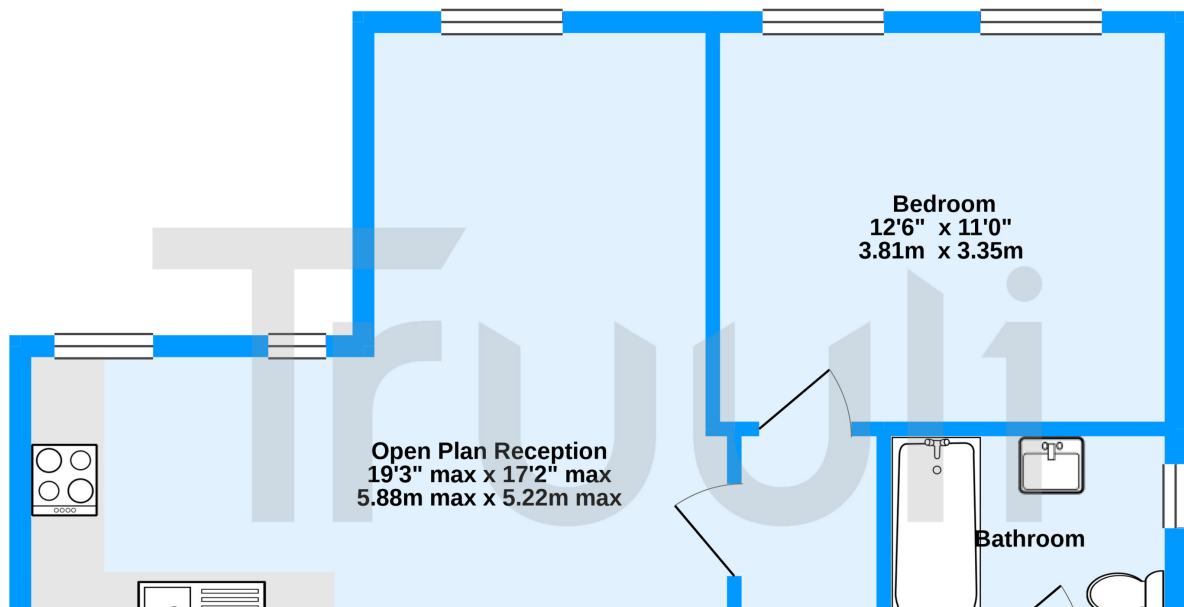
Externally the property has maintained a vintage design whilst we have provided a fine finish on the interior. The flat is facing the communal area maintaining privacy, yet over looking at the new building stamping the modern accent. Lastly, the flat is equipped with some great attractions such as built in fridge, heated flooring in the bathroom, bathtub with shower and security around the premises. We also adore the fact that there is not a large amount of flats on the development and all of our neighbours are extremely polite and professional. We arrange BBQs with them and have a regular chats with everybody.

The entrance from the car park is really convenient as we drive for work and there is also some communal storage for small bits if needed.

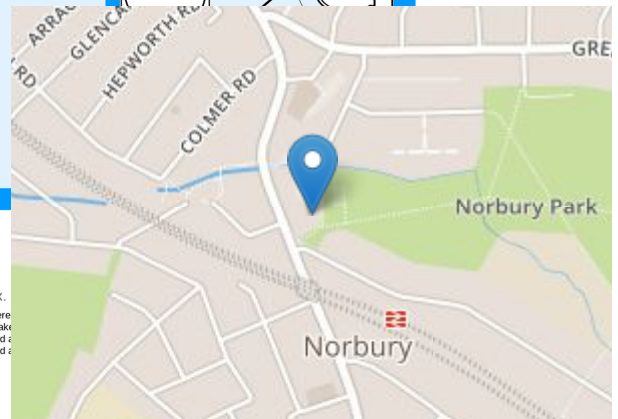
With regret, we have decided to put the property on the market as our family has expanded and we are in need of another room for our young son".

- Fantastic communication links
- Train station - 1min walk
- Bus stops - 1 min walk
- Local convenience shops
- Café shops all surrounding the property
- Restaurants all surrounding the property
- Public park for daily exercise or walking the dog or to spend the day with family (Outside gym)
- Private secure bike shed

First Floor 501 sq.ft. (46.5 sq.m.) approx.



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



on Road
01 sq.ft. (46.5 sq.m.) approx.
accuracy of the floorplan contained here
approximate and no responsibility is take
live purposes only and should be used
appliances shown have not been tested
or efficiency can be given.
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