

# Truuli



## Addison Road, London, SE25

£400,000 Freehold

- Two double bedrooms
- Separate kitchen with space to dine in
- Peaceful, paved garden
- Popular residential road
- High street close by with an array of amenities
- Close to Norwood Junction Overground station
- Downstairs WC

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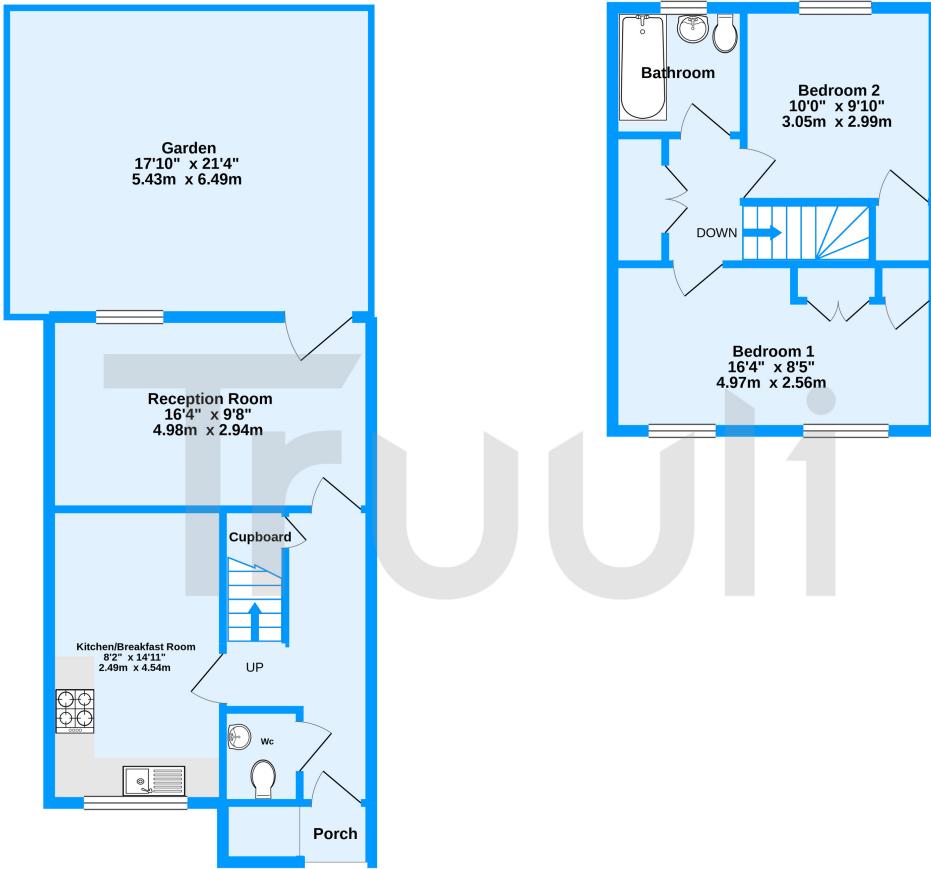
# Addison Road, London, SE25

£400,000 Freehold

Situated on a road off of Portland Road and moments away from Norwood Junction Station this two bedroom house on Addison Road is offered to the market with no onward chain.

Ground floor  
420 sq.ft. (39.0 sq.m.) approx.

1st floor  
346 sq.ft. (32.2 sq.m.) approx.



Addison Road, South Norwood, SE25

TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
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>	77	(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>	0
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	

