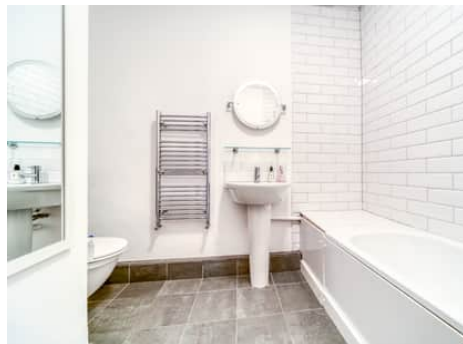


Truuli



Lancaster Road, London, SE25

£335,000 Leasehold

- Victorian conversion
- Bright and airy throughout
- Neutral décor throughout
- Modern fitted kitchen with integrated appliances
- Subway tiles in bathroom
- Three piece bathroom suite
- Access to a large shared garden
- Short walk to South Norwood Lakes
- Short walk to Norwood Junction railway station & local amenities

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

Tel: 0330 043 0002

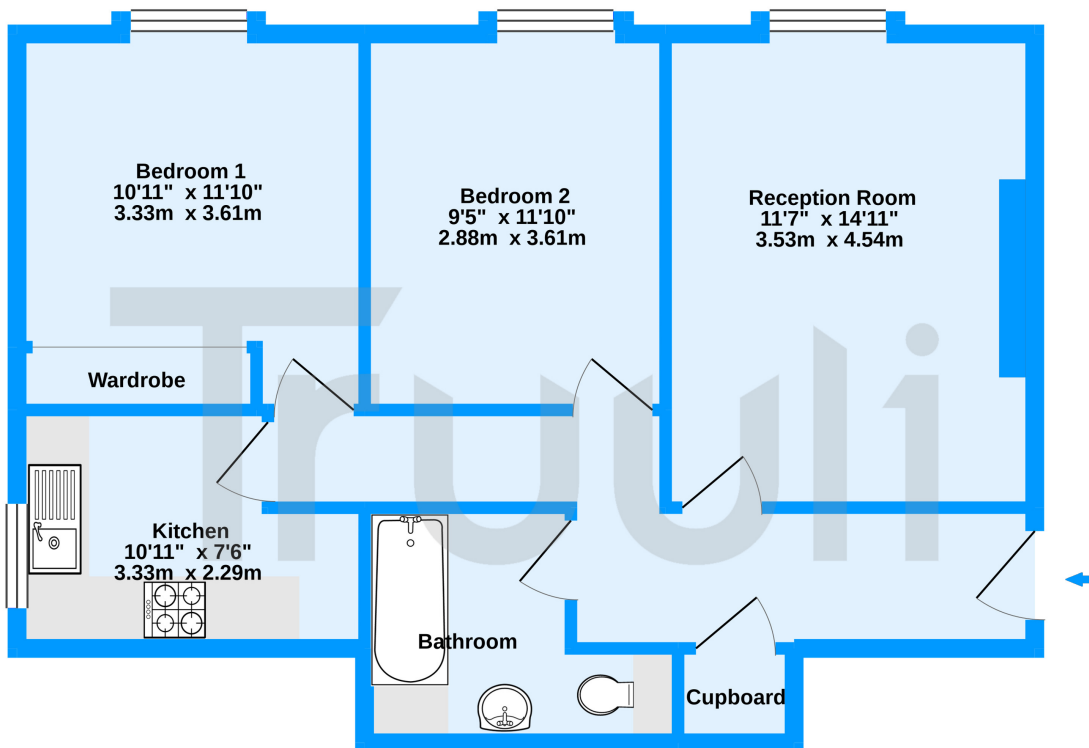
Email: save@truuli.co.uk Web: www.truuli.co.uk

Lancaster Road, London, SE25

£335,000 Leasehold

This flat was my first house buy, so it was a really big decision! 2.5 years later, I can say I'm very happy I made it, as it felt like home from the get-go and it's been the venue for many memories. Why only 2.5 years? Well, I met my partner shortly after moving to South Norwood and have moved to be close to his family in Surrey. Going back to the beginning though, when I first saw the flat I had been property hunting for a while. I hadn't been able to find anywhere that provided the space I was looking for inside and out, for my budget of course! This flat was different - the two bedrooms are not only of equal size but are also pretty spacious, and the lounge offers enough room for a dining table and storage as well as a comfy couch in front of the TV. I also loved the amount of natural light coming in - three large windows look out onto the garden which is very private and surrounded by wonderful mature trees. If you like a bit of nature watching, you'll get plenty of joy from the birds and entertainment from the squirrels! I enjoyed a barbeque or five out there too when the British weather allowed it. Then lastly, I really liked that the flat had its own entrance and it's down the side of the building which is quite hidden and helpful for parcel drop-offs when you aren't about. Onto the location, on Lancaster Road - I think it's absolutely great. The lake and playing fields are just 3 mins walk away and is such a great leg stretch opportunity, as I learnt in this past year when working at home behind a screen. I'm a massive fan of Crystal Palace (the area, not the football, although Selhurst Park is very close too) - the gorgeous park is 15 mins away and the central Triangle is another 5 from there. If you don't know CP, it's brilliant for meals out, there are many great drinking establishments (coffee and booze options), and it's also got loads of great independent shops to explore. Access to places further afield is also really good - in a normal year, I would be travelling into central London for work. I have travelled into the City and into Kings Cross easily from this address; Norwood Junction is 8-10 mins walk then you are in London Bridge in 15; the Thameslink takes you through Farringdon and St. Pancras (25 mins) northwards, and you can also go to Victoria direct or get on the Overground eastwards. So, very flexible!

Lower Ground Floor 657 sq.ft. (61.1 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	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		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
	68		77
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	

