

Truuli



Elderwood Place, London, SE27

£325,000 Leasehold

- ** Guide price £325,000 - £350,000
- **
- Communal gardens
- Allocated parking space
- Gated development
- Opposite Norwood Park
- Well maintained flat
- Approx 0.5 miles (10 minutes walking) to West Norwood station

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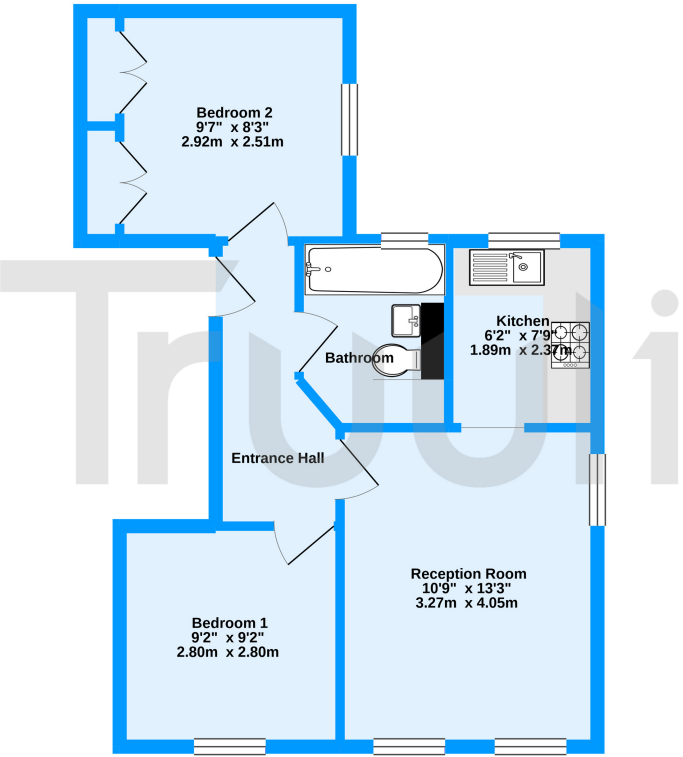
"I have lived in Elderwood Place for over 10 years and have had some great memories as a singleton and now as mum and family with two young children.

At the time of purchase I was a single working professional and I was looking for a home that was private and secure but also with that extra space with a second bedroom. The flat was perfect as it is inside a private gated development of an attractive grade listed building, formerly a children's home in the 1800's and its Georgian building with large white framed sash windows at a glance really stood out with all the pretty boxed floral plants and maintained communal gardens was like a postcard picture.

The development is set in the leafier surroundings of West Norwood opposite Norwood park which has a lovely cafe and great viewing point of central London at the top of the hill. The property is very appealing as it is was also set back from the main road away from traffic noise with off street private parking. I liked the location as I was close to either ends of Norwood high street, Crystal Palace and Crown point for amenities, restaurants, The Picture house and library where I would often walk or cycle to. I could see there was good transport links as I had to commute into London. There is bus stop just outside the development and is a few stops away from West Norwood station with easy links to London Clapham Junction, London Victoria or London Bridge. There are several buses close at hand that will also get you in Brixton or the other way Croydon Town centre.

I feel my flat is perfect for a first time buyer, single professional or couple."

1st floor
506 sq.ft. (47.0 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Predicted
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	65	(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	0
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		

