

Truuli



Norbury Rise, London, SW16

£525,000 Freehold

- Off street parking
- Open plan kitchen & dining room
- Three bedroom family house
- Quiet and peaceful location
- Close proximity to all local amenities

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

Tel: 0330 043 0002

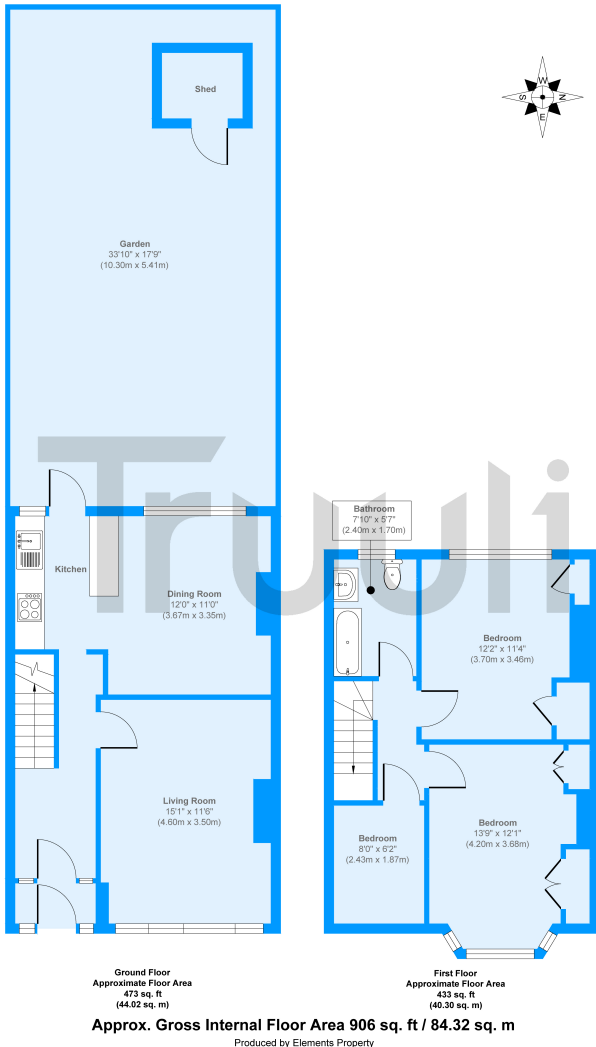
Email: save@truuli.co.uk Web: www.truuli.co.uk

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VENDORS COMMENTS "This house has been my family home since 2005. I have many great memories, but now that my children are grown it's my time to downsize: I think they call us empty nesters. This is a three-bedroom terraced house on a quiet road, with decent neighbours. One of the things that has kept me here is the safe and quiet environment. Many of my neighbours have lived here for 10 years plus. This house, in my opinion, will suit a young family or a business buyer who wants to be near to lots of amenities. The bedrooms are all a decent size, apart from the box room, and the garden is small enough to manage for those who are not committed gardeners. In respect of transport. Norbury main line station is roughly a 15 mins walk away with trains to Victoria and London Bridge. There are also several buses to take you to Croydon, Brixton, Balham and surrounding areas. If you are interested in purchasing a blank canvass that you can personalise, then this house might be the one for you.

Norbury Rise, London



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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		(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		0
	56		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

