

Truuli



Gilborah Court, Avenue Road, London, SE25

£250,000 Leasehold

- Purpose built apartment
- Off street parking & garage
- Good condition throughout
- Abundance of natural light
- Modern fitted kitchen
- Communal gardens
- Close proximity to South Norwood lakes

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

Tel: 0330 043 0002

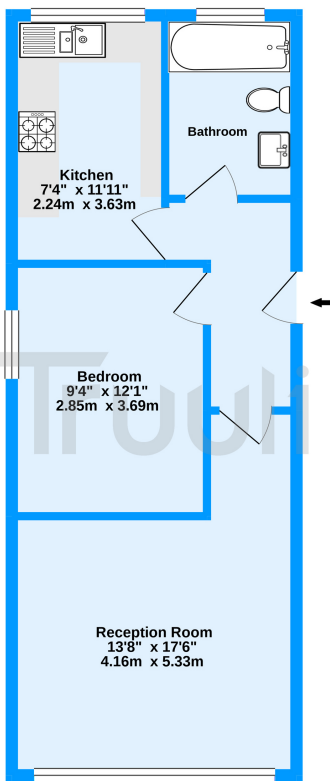
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor comments "From the first time we walked through the front door we just knew this was the property for us and for the last 14 years it has been our little heaven. We immediately fell in love with the spacious feel and the abundance of natural light that this flat had to offer, and if you are a lover of nature, there is a big and beautiful communal garden. We are just a stone's throw away from a hidden oasis known as South Norwood Lakes. Not many people even know it even exists but this has been a place of peace and tranquility for us and in the summer months it is even better. If you want even more to explore, Crystal Palace Park offers everything to fit any prospective buyer's lifestyle, such as play parks if you have young children, sports facilities if you are an avid gym enthusiast and wonderfully landscaped gardens if you just want to have a walk in nature. We have maintained our home and the property is in good condition but it can also be seen as a blank canvass for the next owner to put their own decorative stamp on it: we have a large reception room with space for a dining area, a large double bedroom with ample storage, separate three piece bathroom suite and a modern fitted kitchen. In terms of transport links, we are very close to Norwood Junction Railway station which provides plenty of destination hotspots, including London Bridge in approximately 10-15 minutes".

Second Floor
497 sq.ft. (46.2 sq.m.) approx.



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TOTAL FLOOR AREA: 497 sq.ft. (46.2 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 ₂) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	63		0
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

