

# Truuli



## 5 - 7 Penge Road, South Norwood, SE25

£235,000 Leasehold

- Purpose built apartment
- First floor
- Modern fitted Kitchen and Bathroom
- High ceilings
- Long Lease ( in excess of 950 years )
- Bright and spacious feel throughout
- Close proximity to all local transport and amenities found in Norwood Junction
- Short walk to South Norwood Lakes

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

Tel: 0330 043 0002

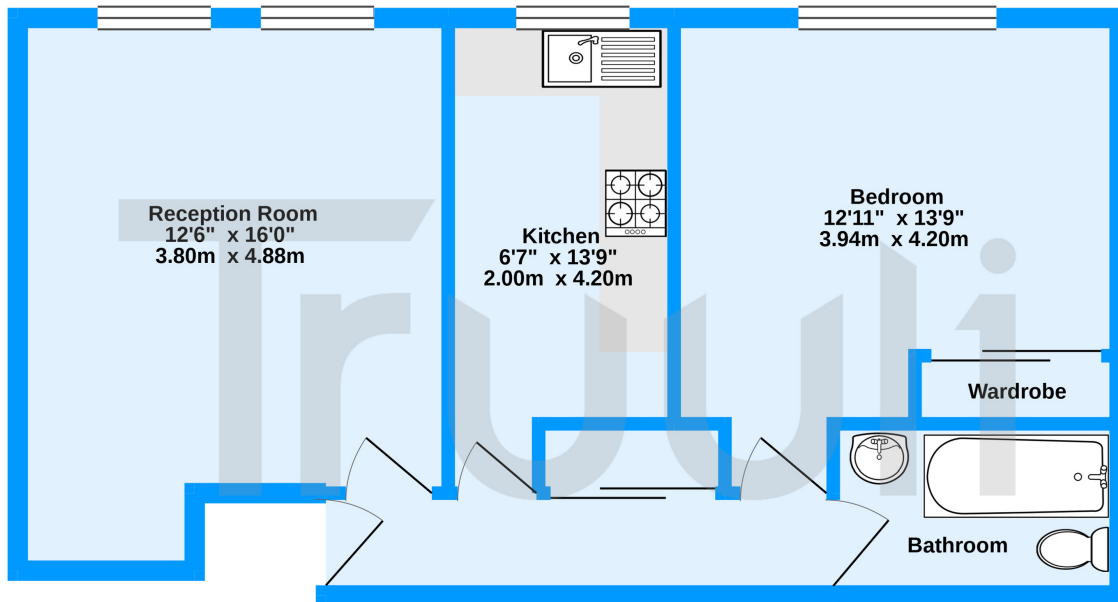
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# 5 - 7 Penge Road, South Norwood, SE25

£235,000 Leasehold

I remember walking into my flat for the first time and being overwhelmed by the sheer size, airiness and brightness of the space. It felt clean, calm and modern, a perfect sanctuary during the pandemic. I'm a key worker in the NHS so coming home to this flat after stressful days have really helped, as have the many green spaces nearby. Particularly South Norwood Lake (for morning runs), Beckenham Place (for open water swims), and Grangewood Park (for the outdoor gym and surrounding views). I'm also a keen cyclist so having the space to store my bikes and beautiful, scenic countryside close by (Kent and Surrey) has been a real joy. The other residents in the building have been amazing too, during my first week I actually received a friendly letter of introduction and an offer to help with deliveries or anything else I might need. Unfortunately, I am having to leave London to progress my career, otherwise I would not be selling. The high ceilings, abundance of natural light and masses of storage space meant this property was far better than anything else I had seen on the market. It was rare to find a very large, south facing 1 bedroom flat with a modern kitchen, excellent transport links and a never-ending lease (900+ years)! It's been lovely living somewhere that friends from all over London can get to easily (since restrictions have eased), and watching their reactions when I welcome them to my first home gave me such a great feeling. My house plants and I have been living our best lives here so it's sad to be leaving, but life is unpredictable so I hope another person will get to enjoy this space as much as I have.

## Ground Floor 520 sq.ft. (48.3 sq.m.) approx.



Penge Road, South Norwood, SE25

TOTAL FLOOR AREA: 520 sq.ft. (48.3 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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>	75	(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	

