

Truuli



Tivoli Road, London, SE27

£700,000 Freehold

- Recently refurbished throughout
- Utility room with w/c
- Bright and airy throughout
- Potential to make four bedrooms
- Deceptively spacious accommodation
- Contemporary three - piece bathroom suite
- Solid wood flooring throughout
- Plantation shutters
- Side access to the garden
- Large private rear garden
- Close proximity West Norwood railway station
- Quick access to the famous Crystal Palace "Triangle"
- Modern and stylish kitchen with breakfast bar

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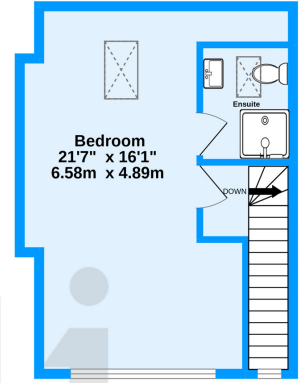
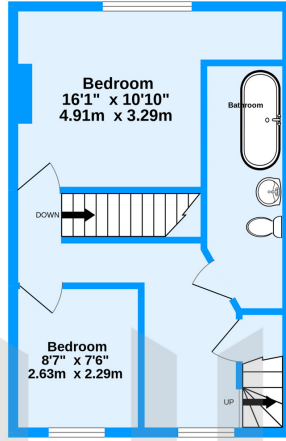
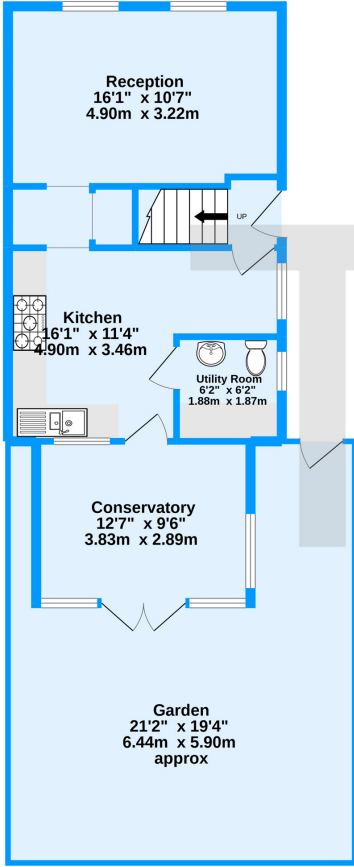
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Vendor Comments "This house has been a labour of love, renovating a rundown, unloved 1970s space into a modern, bright, secure family home. I have transformed every area to maximise functionality, comfort and aesthetics. We have removed a chimney stack from ground floor to loft, allowing for a lovely spacious kitchen."

Ground Floor
549 sq.ft. (51.0 sq.m.) approx.

1st Floor
409 sq.ft. (38.0 sq.m.) approx.

2nd Floor
355 sq.ft. (33.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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
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	66	(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	

