

# Truuli



## Blackthorn Court, Leigham Court Road, London, SW16

£325,000 Not Applicable

- Private balcony
- Two bedroom purpose built flat
- Presented unfurnished
- Available immediately
- Gas central heating & double glazing
- Access to a communal garden
- Wooden flooring throughout
- Close proximity of Streatham , Norwood Junction train station and local amenities
- Separate kitchen

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

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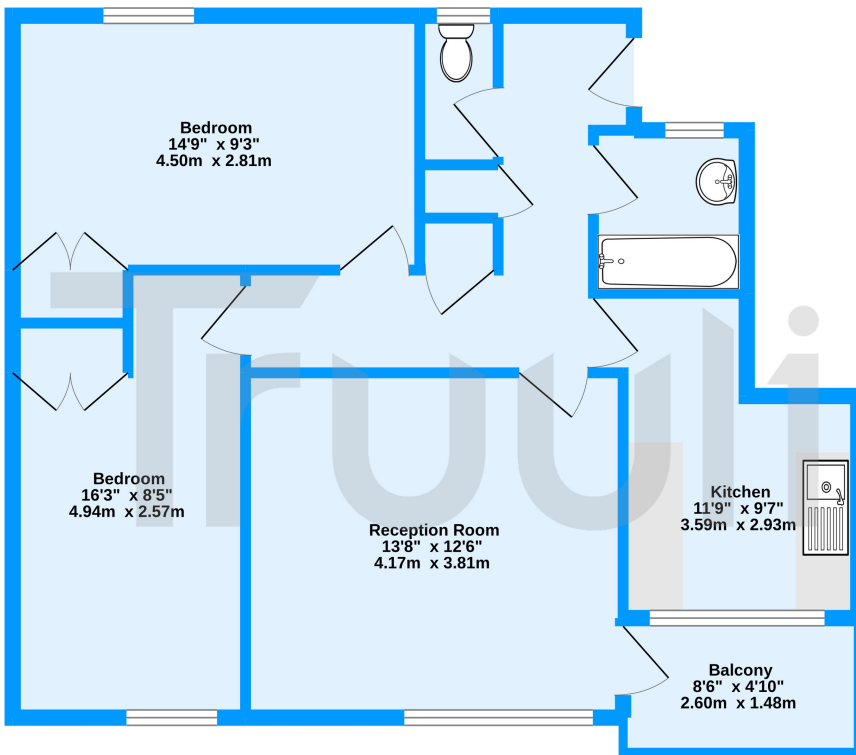
£325,000 Not Applicable

\*\*\* Landlord comments \*\*\* " I have loved having the Common on my doorstep, it has been a great place to run, have picnics, meet friends and also enjoy some of the many functions that are held there.

The property is warm in the winter and pleasant during the summer as it is well-ventilated.

This home will always hold a special place in our hearts as two family members have started their family here and it has been the main hub for when we have visitors. Having moved in from out of London, the property has made Streatham feel like home....."

First Floor  
676 sq.ft. (62.8 sq.m.) approx.



Blackthorn House, Leigham Court Road, SW16

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

