

# Truuli



**Waters Road, London, SE6**

£250,000

- Private rear garden
- Bright and airy flat
- Accessible to three local train stations
- Chain free
- Purpose built apartment
- Close to Foster Memorial Park

2, Lansdowne Road, Croydon, Surrey, 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)

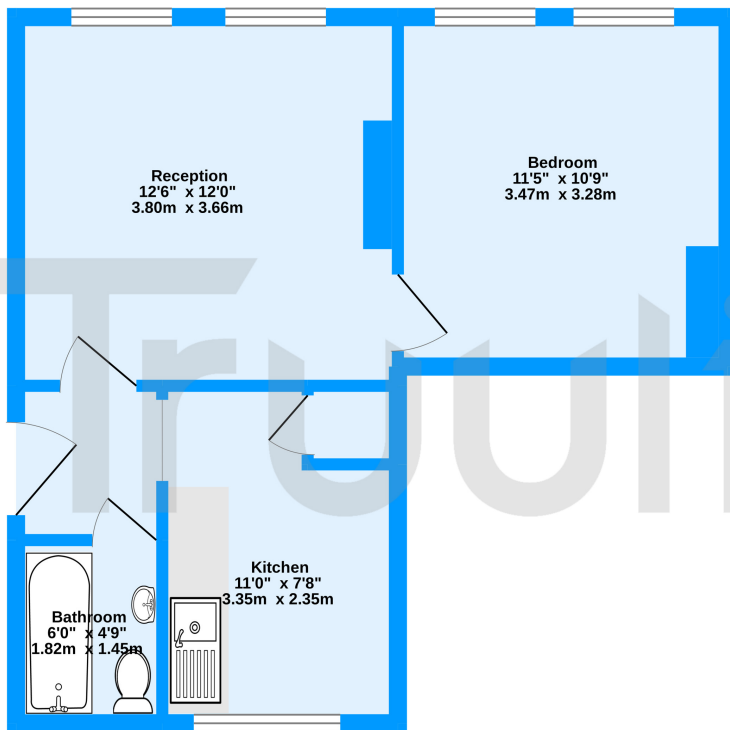
# Waters Road, London, SE6

£250,000

A fantastic opportunity to purchase a spacious first floor one bedroom apartment with no onward chain on Waters Road, Catford. The property is close three local stations including Grove Park.

This first floor apartment with no onward chain is close to a range of transport links and is ready to move into. Laid out across the top floor of this purpose built development. The apartment has a large and bright reception room, galley kitchen, bathroom, bedroom and private garden.

First Floor  
401 sq.ft. (37.3 sq.m.) approx.



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TOTAL FLOOR AREA: 401 sq.ft. (37.3 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.  
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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>		
(55-68)	<b>D</b>	63	65
(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	

