

# Truuli



## South Park Crescent, London, SE6

£525,000 Freehold

- Chain free purchase
- Ideal family home
- Deceptively spacious accommodation
- Ample in-built storage
- Double reception room
- Four well proportioned bedrooms
- Rear access to the garden
- Out building
- Close proximity to both Lee & Hither Green Railway stations

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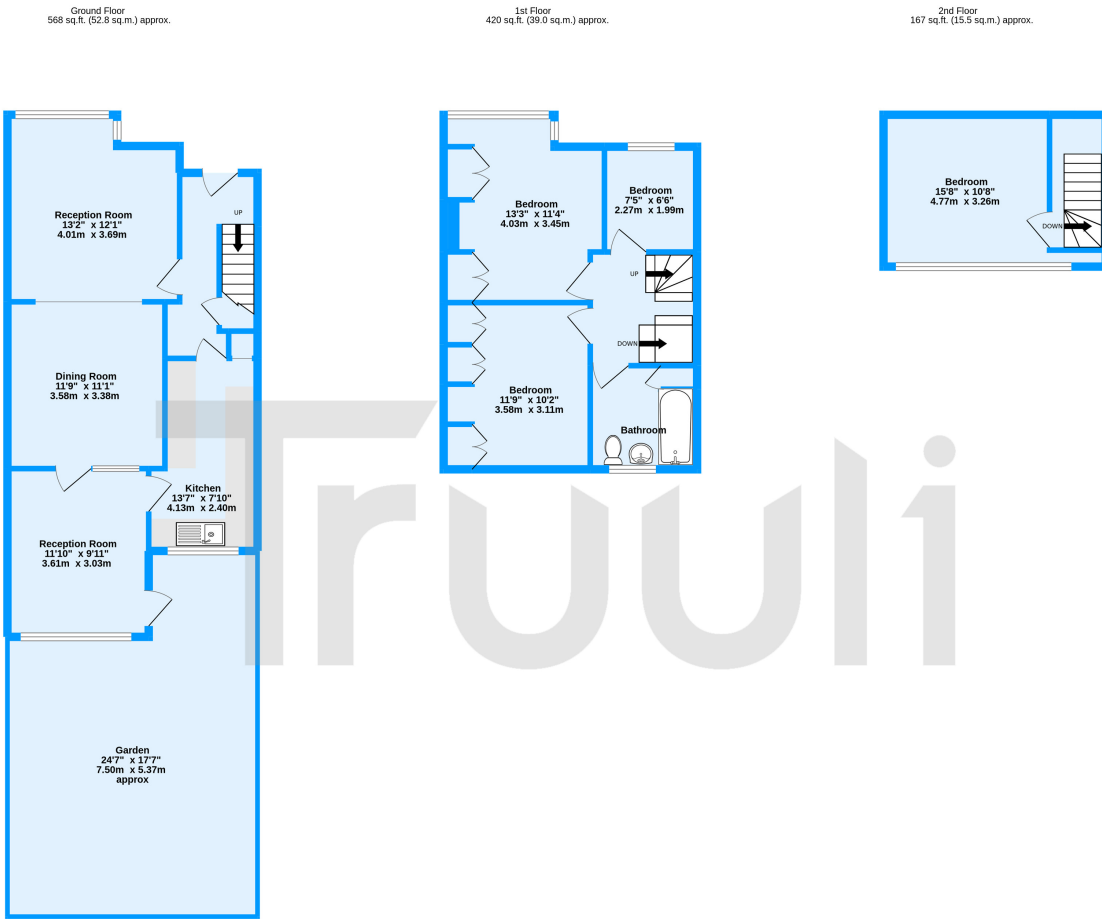
# South Park Crescent, London, SE6

£525,000 Freehold

\*\*\*Guide price £525,000 - £550,000\*\*\* Located on the quiet and tree-lined street of South Park Crescent is this fantastic opportunity to secure this four well-proportioned bedroom mid-terrace house with room to add value.

The property is in need of minor decorative modernisation with the hallmarks of what could be an ideal family home already in place with the pre-existing loft conversion which can easily be renovated.

The property is in close proximity to both Lee & Hither Green railway stations providing access to destination hotspots such as London Bridge, along with quick access to the local green expanses of Northbrook Park and The Grove Park Nature reserve.



South Park Crescent, London, SE6  
 TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		80
(55-68)	<b>D</b>	60	
(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	

