

# Truuli



## Church Road, London, SE19

£300,000 Share of Freehold

- Share of Freehold
- Victorian conversion
- Innovative design
- High ceilings
- Fitted kitchen
- Contemporary bathroom suite
- Parquet flooring
- Fresh neutral tones throughout
- Off street allocated parking
- Close proximity to Crystal Palace " Triangle" , Park and Overground station

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\*\*\*Vendor Comments\*\*\*

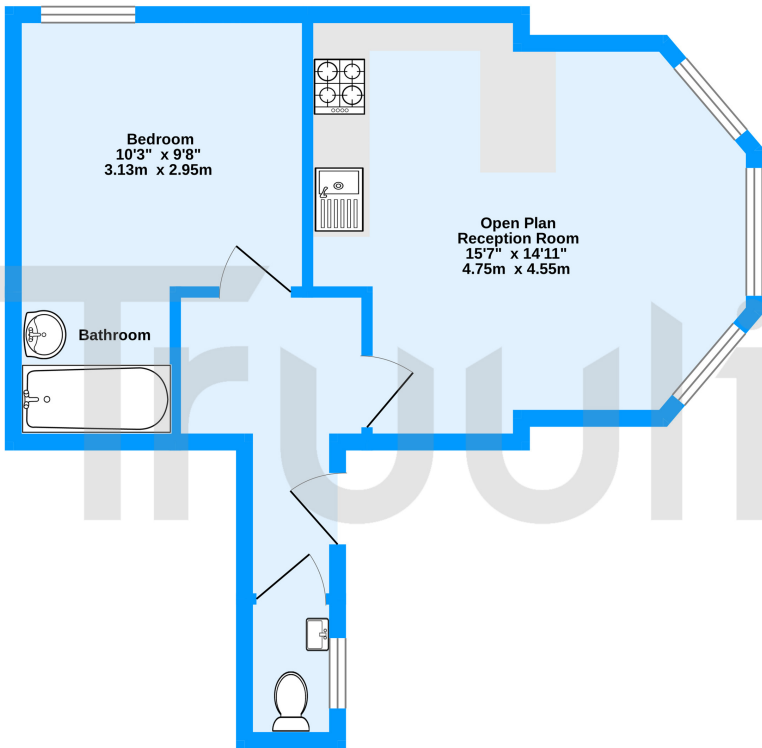
This flat has been a joy to live in for the last six years.

The walk to Crystal Palace Triangle is about 8 minutes, where there's a wealth of good shops, coffee shops, cafes, restaurants, bars and pubs. The two main overground stations of Crystal Palace and Gipsy Hill are about 16 minutes walk and 18 minutes walk respectively, and there is also Norwood Junction station which offers both overground and Thameslink into Kings Cross, which is either a 25-minute walk, or a short bus trip down the hill. The flat is equally well served by bus, with multiple routes stopping very close by, with the major routes into central London stopping on Beulah Hill, about 5 minutes walk from the door.

Being within walking distance of the Triangle is the main draw, but there is also a lot of green space in the area. Crystal Palace Park and South Norwood Lake are close by for walks or jogging and most of the local cycle clubs depart from the triangle for club rides on Sunday mornings."

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Ground Floor  
393 sq.ft. (36.5 sq.m.) approx.



Church Road, London, SE19  
TOTAL FLOOR AREA: 393 sq.ft. (36.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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