

# Truuli



## Ellison Road, London, SW16

£350,000 Leasehold

- Guide price £350,000 - £375,000
- Modern and stylish kitchen
- Two double bedrooms are similarly proportioned
- Close proximity to Streatham Common & The Rockery
- On the doorstep of Streatham Common station
- Parking space available

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

Tel: 0330 043 0002

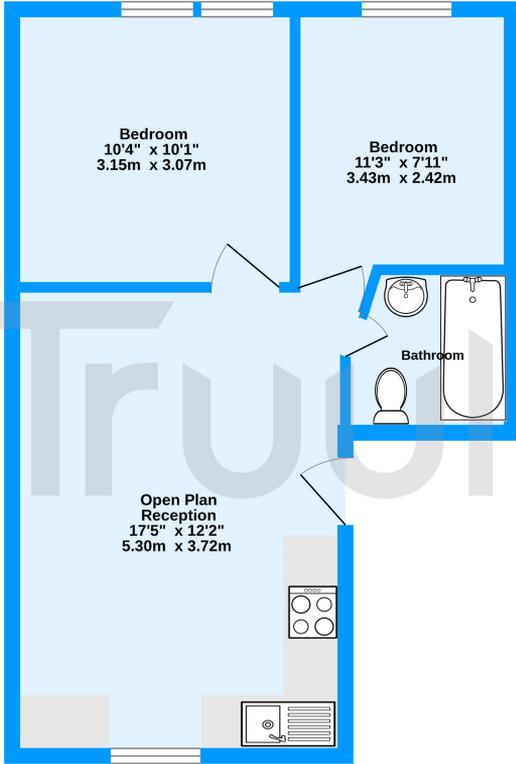
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Ellison Road, London, SW16

£350,000 Leasehold

A lovely first-floor two-bedroom flat, located on the ever-popular Ellison Road in Streatham. The property is located within close reach of Streatham Common Station.

First Floor  
434 sq.ft. (40.3 sq.m.) approx.



Ellison Road, Streatham, SW16  
TOTAL FLOOR AREA: 434 sq.ft. (40.3 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>		79	82
(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	

