

# Truuli



## Menlo Gardens, London, SE19

£185,000 Leasehold

- No onward chain
- Purpose built apartment
- Excellent investment opportunity
- In need of cosmetic updating
- Communal gardens
- Off street parking
- Low maintenance costs
- Close proximity to Crystal Palace " Triangle" , Park and Overground station

2, Lansdowne Road, Croydon, London, 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)

# Menlo Gardens, London, SE19

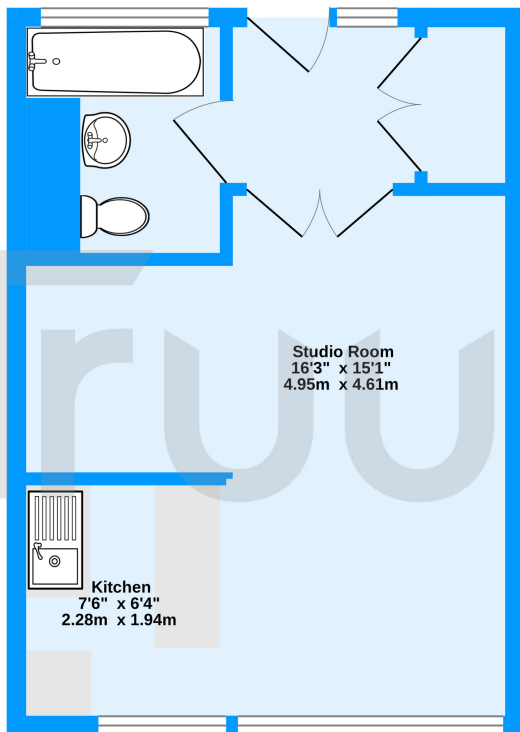
£185,000 Leasehold

In need of modernisation, this purpose-built studio flat is conveniently located, for quick access to the green expanses found locally, as well as the Crystal Palace Triangle. There is great access to transport links to get to and from work with access to Norwood Junction Railway station nearby.

The local amenities are ideally situated as they are found in the main hub of Crystal Palace itself; this property is ideally located for peace and quiet any which any investor/owner would want.

Offered to the market chain free, this property provides the potential to become a lovely owner-occupied home or an excellent long-term rental investment with low running costs.

Second Floor  
316 sq.ft. (29.4 sq.m.) approx.



Menlo Gardens, London, SE19

TOTAL FLOOR AREA : 316 sq.ft. (29.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropro 5/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(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	

