

# Truuli



Leasehold

- Split level apartment
- En suite shower room to primary bedroom
- Well maintained flat
- Excellent bus routes into Crystal Palace
- Close to Grangewood Nature park
- Offered to the market with no onward chain

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

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

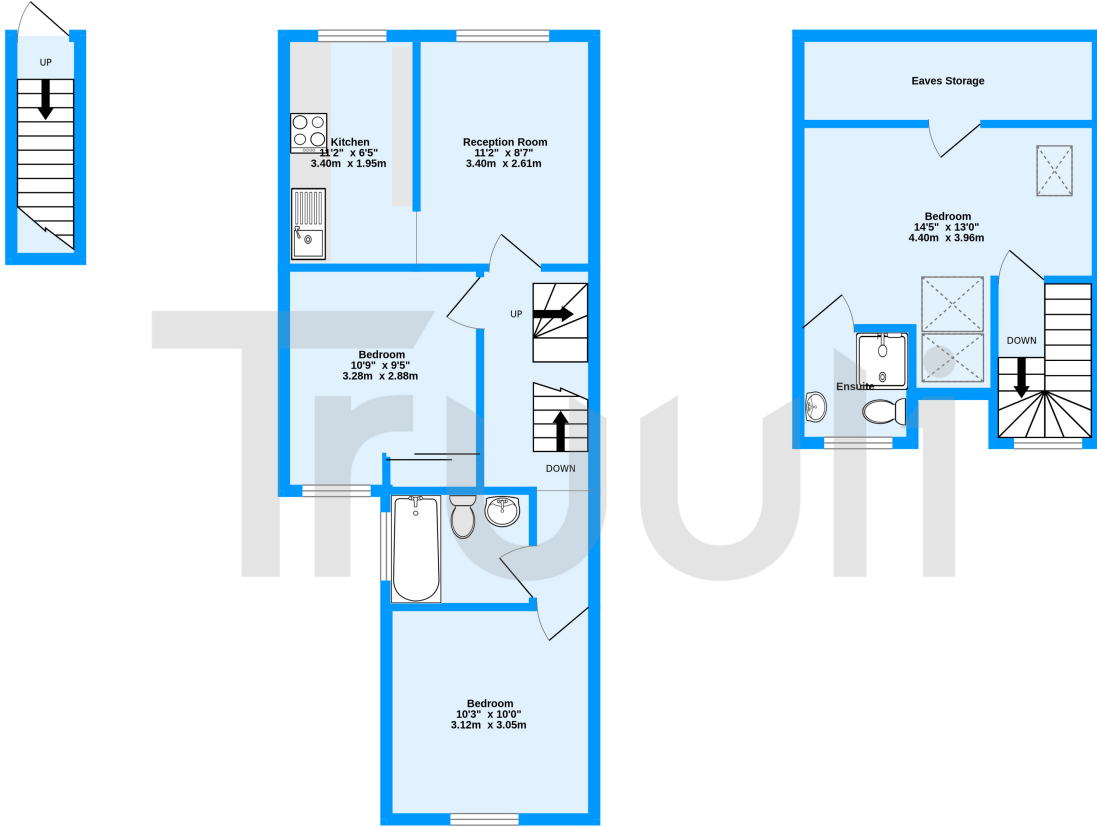
# Leasehold

A spacious, bright and well-presented split-level three-bedroom flat with two bathrooms one of which is an ensuite, situated in this excellent location close to many transport links that will get you into Crystal Palace.

Ground Floor Entrance  
36 sq.ft. (3.3 sq.m.) approx.

First Floor  
406 sq.ft. (46.2 sq.m.) approx.

Second Floor  
274 sq.ft. (25.4 sq.m.) approx.



Spa Hill, London, SE19

TOTAL FLOOR AREA: 796 sq.ft. (73.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	<b>77</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	

