

Truuli



Flat 4, 31 Woodville Court, Sylvan Road, London, SE19 2SG

£330,000 Leasehold

- Two double bedrooms
- Bright and deceptively spacious throughout
- Contemporary three piece bathroom suite
- Off street parking & garage to rear
- Close proximity to Crystal Palace "Triangle", Park and Overground station
- New lease of 175 years

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

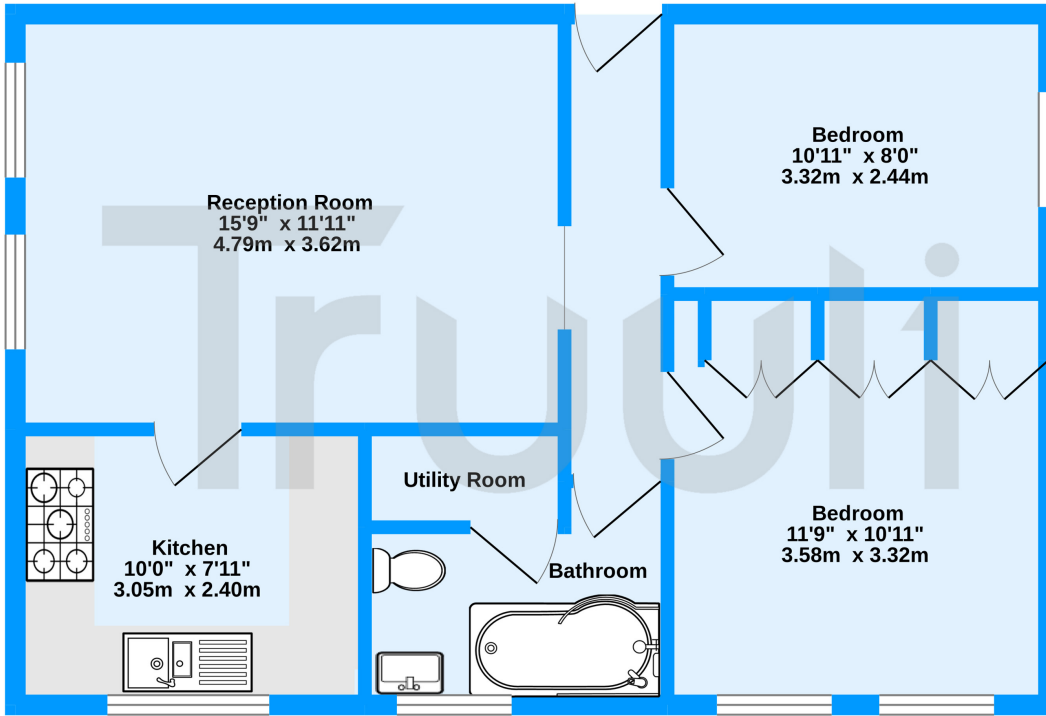
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Guide price £330,000 - £350,000 *** Located on the first floor of this purpose-built building is a neutrally decorated two double bedroom apartment. In good decorative order throughout this property is ready to be occupied from day one, the property is well positioned for quick access to all the local amenities found in Crystal Palace such as the Park, Overground station and the ever-famous Crystal Palace " Triangle".

First Floor
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

