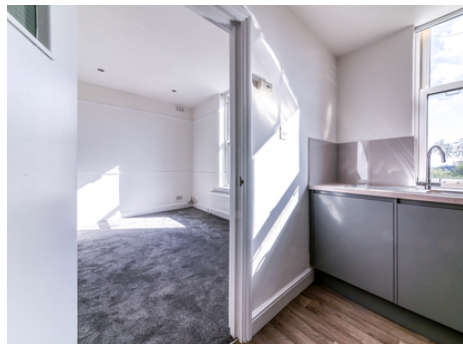


# Truuli



## Flat 5, 59 Warminster Road, London, SE25 4DQ

£280,000 Leasehold

- Chain free
- Period conversion
- Ideal for First time buyers
- Long lease
- Bright and airy flat
- Contemporary three - piece bathroom suite
- Modern fitted kitchen with high integrated appliances
- Close to Norwood junction mainline station & South Norwood Lakes

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)

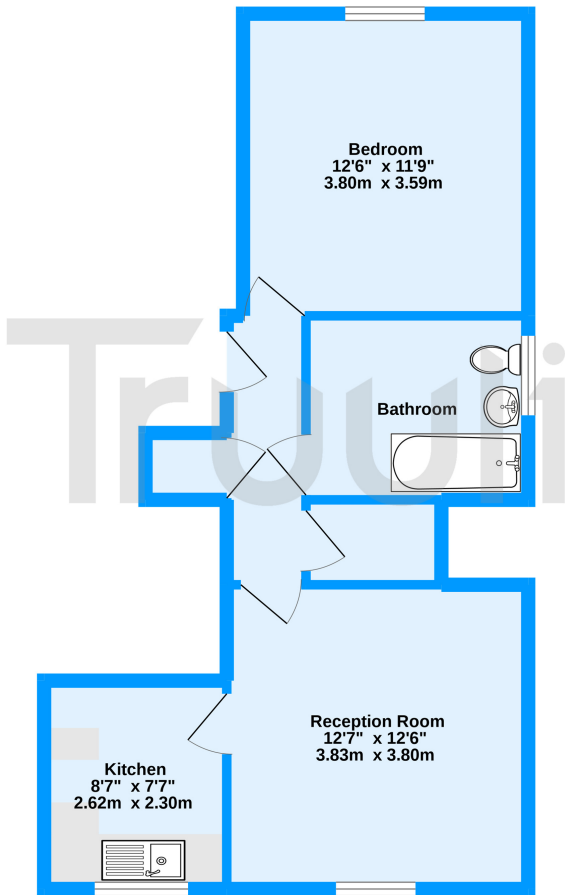
# Flat 5, 59 Warminster Road, London, SE25 4DQ

£280,000 Leasehold

Located on this quiet residential street is this first-floor, double-bedroom apartment that has recently been refurbished to a high standard. Set within this imposing and stunning Victorian building this property is chain-free with a finish that will facilitate occupancy from day one.

The quiet and scenic location of Warminster Road is just off Lancaster Road, SE25, with the property ideally positioned for quick access to Norwood Junction Railway station which has excellent train links to all the destination hot spots such as London Victoria, London Bridge, and Central London.

First Floor  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	68	
(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	

