

# Truuli



## Northwood Road, Thornton Heath, Surrey, CR7 8HT

£275,000 Leasehold

- Own private entrance
- Modern Kitchen and bathroom
- Direct bus link into Crystal Palace
- Close to Grangewood Nature park
- No onward chain
- Close to all local transport and amenities

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

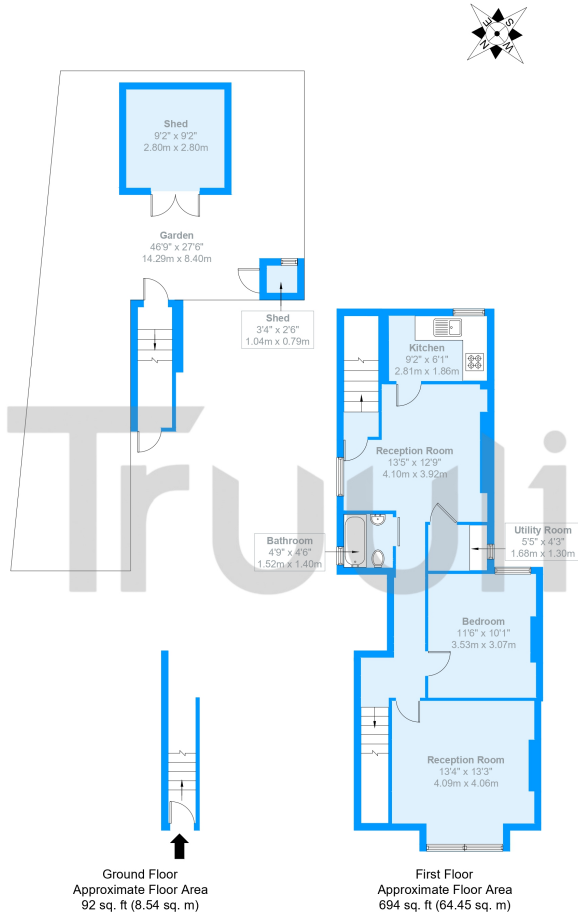
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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£275,000 Leasehold

\*\*\* Guide price £250,000 - £275,000 \*\*\* This lovely maisonette on Northwood Road, Thornton Heath, is ideal for first-time buyers, young professionals, or investors looking for a property with excellent rental potential. Don't miss the opportunity to make this charming home your own.

Northwood Road



Approximate Gross Internal Area = 64.45 sq m / 694 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	60	71
(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	

