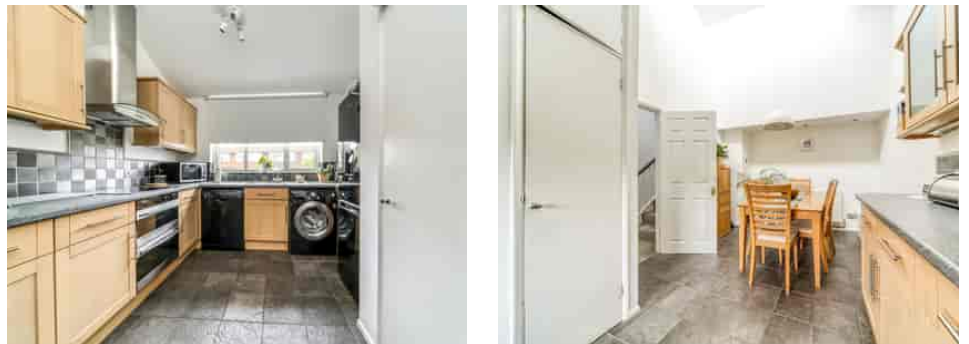


# Truuli



## Pittville Gardens, London, SE25

£500,000 Freehold

- Townhouse
- Cul-da-sac location
- Over 1,200 sqft of accommodation
- Bright and deceptively spacious throughout
- Neutral decor
- Well - presented throughout
- Ample in-built storage
- Landscaped rear garden
- Off street parking & garage
- Short saunter to South Norwood Lakes
- Short walk to Norwood Junction railway station & local amenities

2, Lansdowne Road, Croydon, London, CR9 2ER

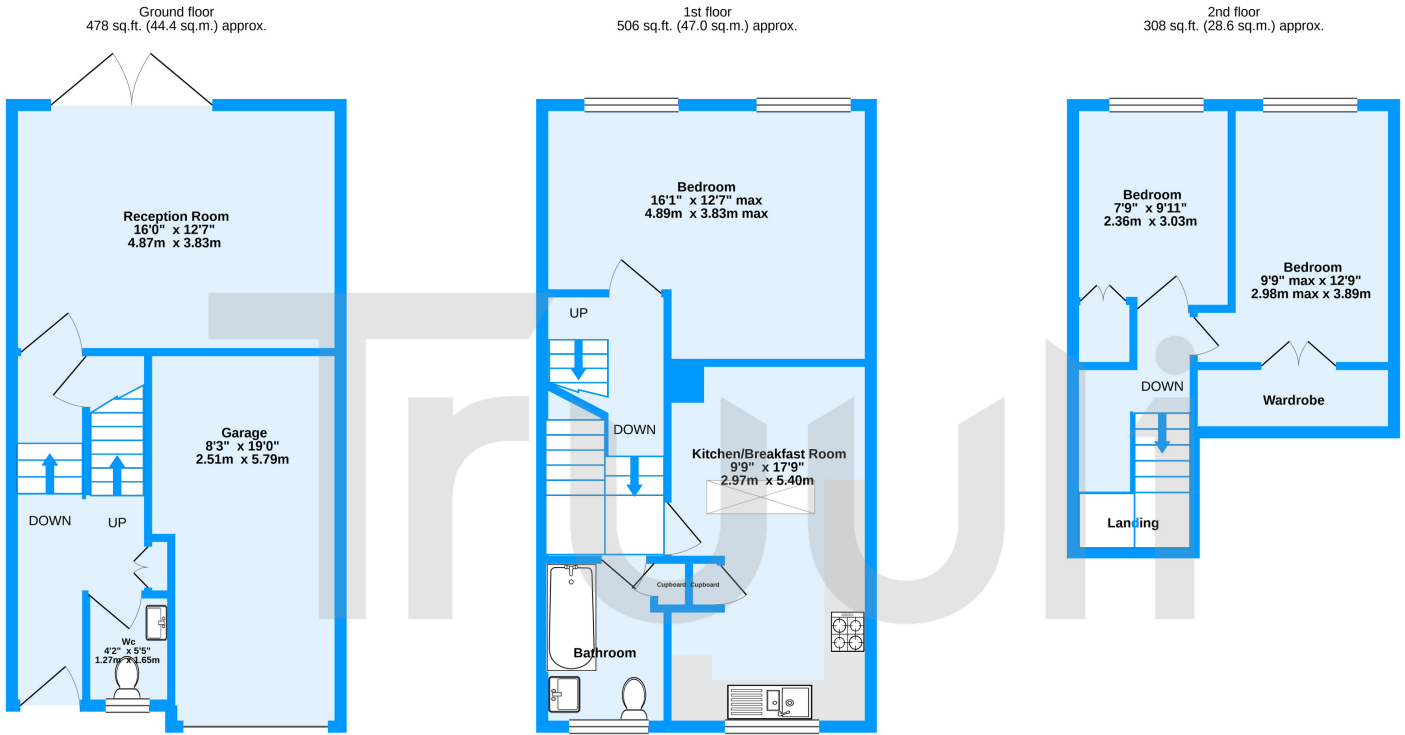
Tel: 0330 043 0002

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

# Pittville Gardens, London, SE25

£500,000 Freehold

Please click to read vendor comments and arrange a viewing of this well-presented townhouse located in the quiet but family orientated cul-da-sac of Pittville Gardens.



Pittville Gardens, SE25

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	84		0
65			
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	
<p>England, Wales &amp; N.Ireland</p>		<p>England, Wales &amp; N.Ireland</p>	

