

Truuli



Priory Crescent, London, SE19

£350,000 Leasehold

- Immaculate condition throughout
- Modern fitted kitchen
- Three - well proportioned bedrooms
- Neutral decor
- Bright and airy throughout
- Contemporary bathroom suite
- Engineered real wood flooring
- Solid wood work tops
- Ample in-built storage
- Communal gardens
- Off street parking

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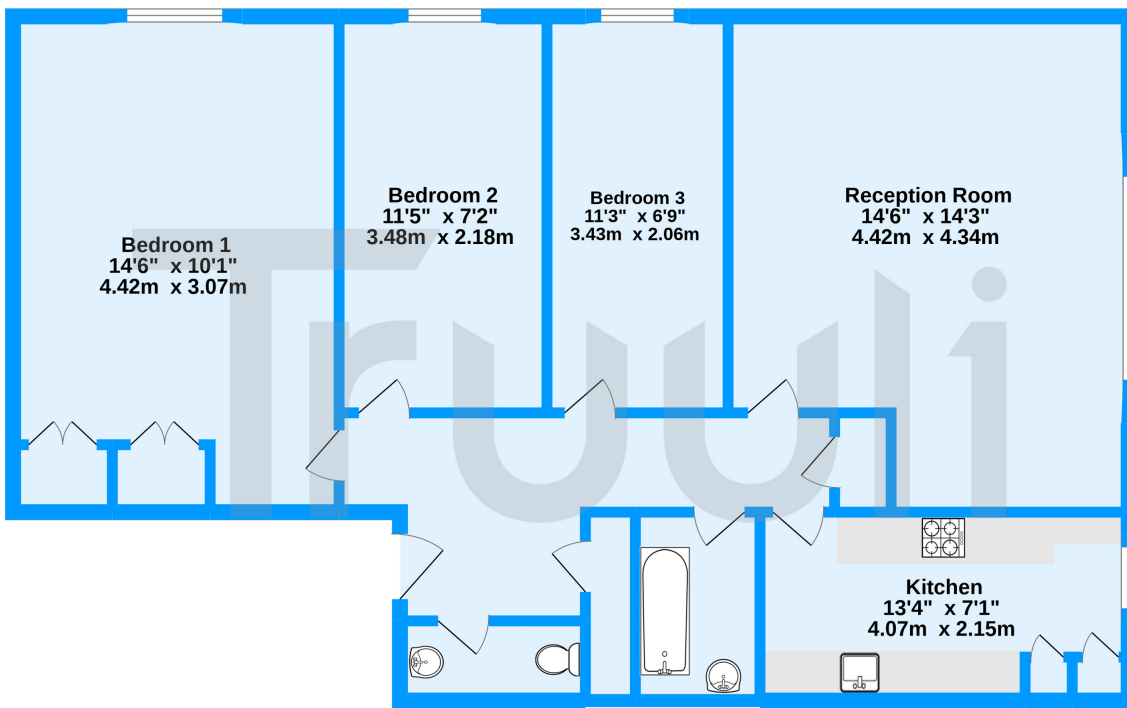
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Vendor Comments I will miss the peace and lovely, lush lawn outside my window. Although we are near the main road it is surprisingly quiet and only gets busy twice a day, as would be expected, but it is actually not a bother.

If I move too far I will miss the Norwood Recreation Ground a few minutes away by Hermitage Road: a great place to walk and have a pizza from the café with the kids at the weekend or just sit and let the world go by under a shady tree.

I will miss having such a pretty, quiet flat with good neighbours and good local services and things to do. I'm almost wondering why I'm leaving it now!"

Ground Floor
809 sq.ft. (75.2 sq.m.) approx.



Priory Crescent, Upper Norwood, SE19

TOTAL FLOOR AREA : 809sq.ft. (75.2 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 ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	75	(69 to 80) C	
(55 to 68) D	80	(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

