

Truuli



Herne Hill Road, London, SE24

£575,000 Share of Freehold

- Share of Freehold
- Spacious accommodation
- Modern fitted kitchen with integrated appliances
- Double glazed windows throughout
- Smart heating system (Nest)
- Plethora of Natural light throughout
- Separate bathroom and shower room
- Walking distance to Ruskin Park
- Access to shared garden
- Excellent transport links

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

Tel: 0330 043 0002

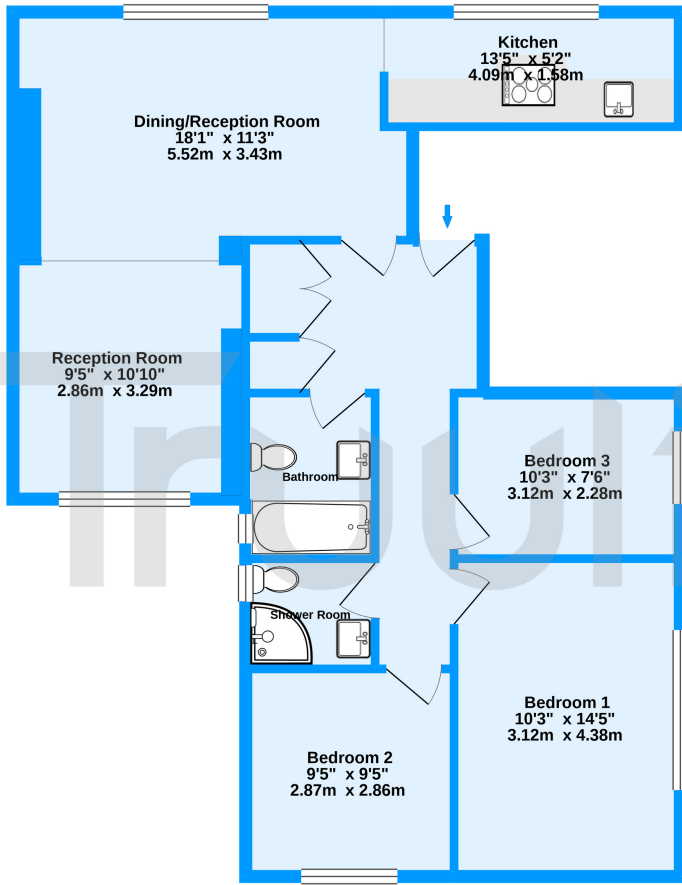
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Please click to read vendor comments and arrange a viewing for this immaculate three bedroom apartment, in a highly sought after location.

Second Floor
862 sq.ft. (80.1 sq.m.) approx.



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TOTAL FLOOR AREA : 862 sq.ft. (80.1 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	Current	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		(69 to 80) C	
(55 to 68) D		(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	
	71		80
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	

