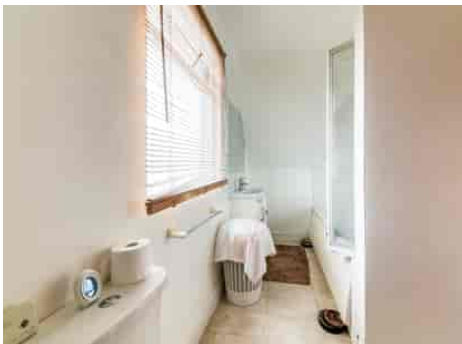
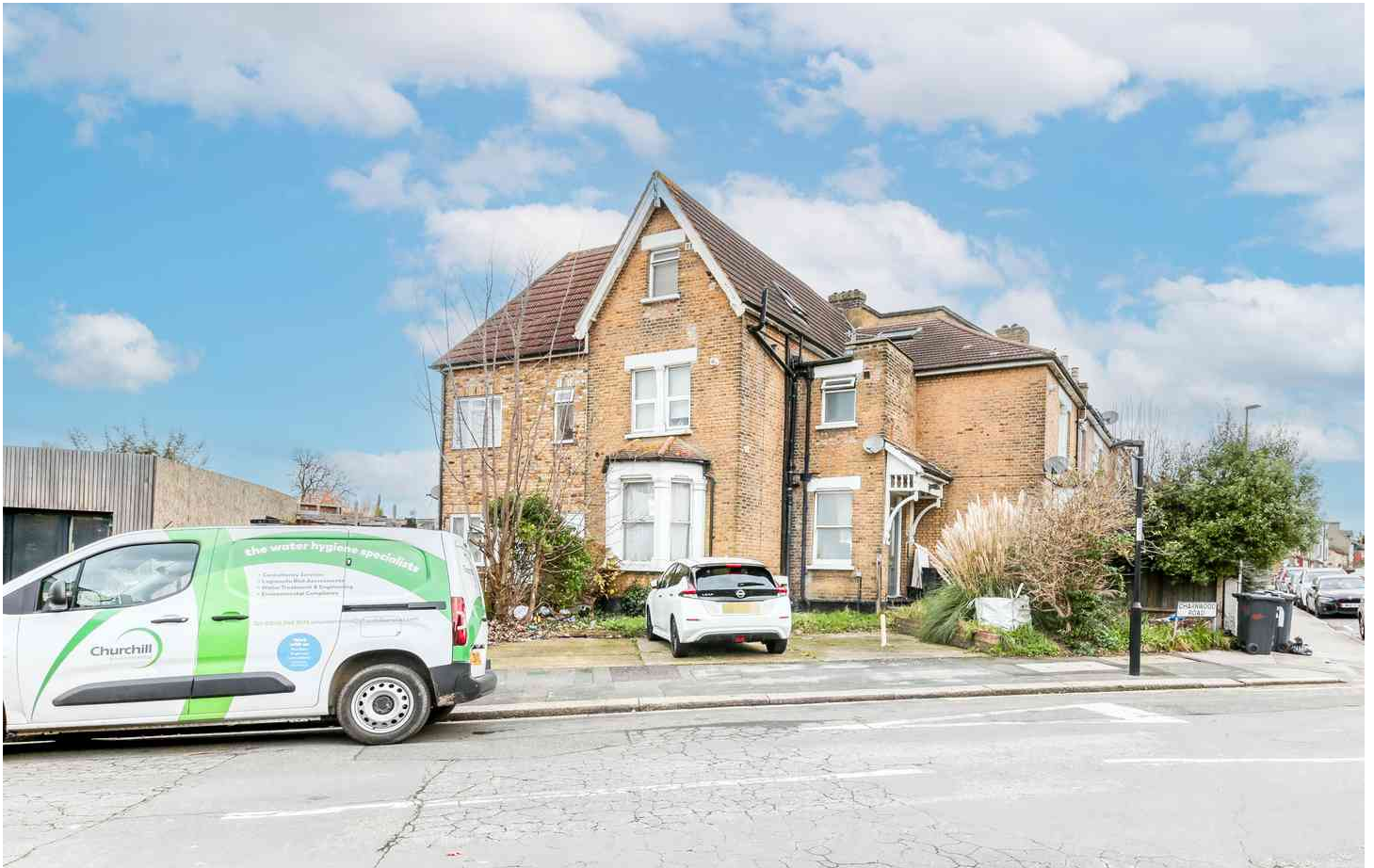


# Truuli



**London, SE25 6NX**

£270,000 Leasehold

- Impressive spacious conversion
- Kitchen breakfast room
- Off street parking
- Equidistant to both Sehurst and Thornton Heath mainline stations
- No onward chain
- Share of freehold

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

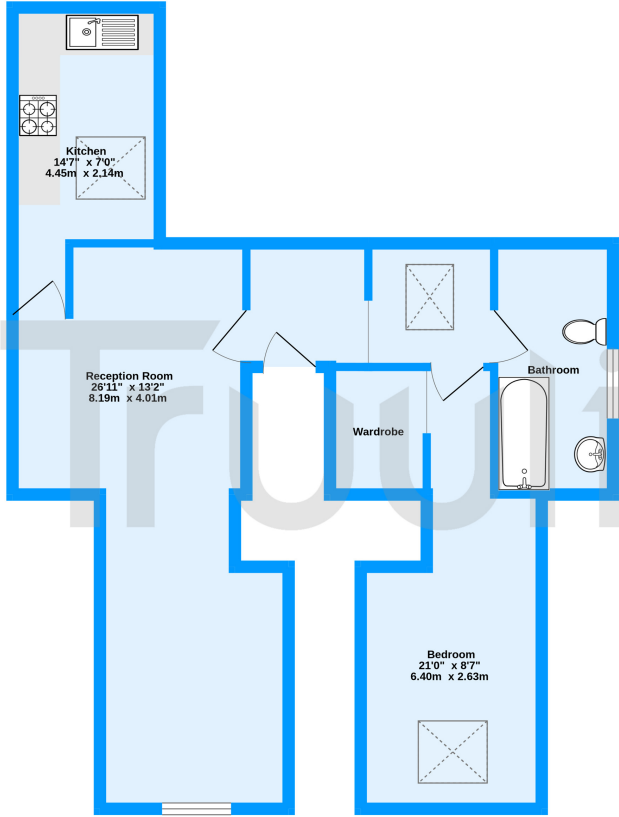
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# London, SE25 6NX

£270,000 Leasehold

\*\*\*Vendor comments\*\*\* "I purchased my lovely flat in May 2006 as the first and only owner. I fell in love with its location, especially being able to commute to Victoria and reach my workplace in Westminster within 30 minutes. The transport links are fantastic—I can get to central London quickly, but Gatwick Airport is also easily accessible, with East Croydon just 15 minutes away by bus or 8 minutes by car. I have great bus connections, including the 450, a 1-minute walk from my front door and the 198, 50, and 250, all within a 2-minute walk".

Second Floor  
639 sq.ft. (59.4 sq.m.) approx.



Farnley Road, London SE25  
TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6/2024

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>		
(39-54)	<b>E</b>	41	47
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

