

Truuli



Howden Road, London, SE25 4AS

£275,000 Leasehold

- Tastefully decorated throughout
- Communal gardens
- Alot of natural light
- Close to South Norwood Lake
- High ceilings throughout the flat
- Easy acces of Crystal Palace triangle

Southbridge Place, Surrey, CR0 4HA

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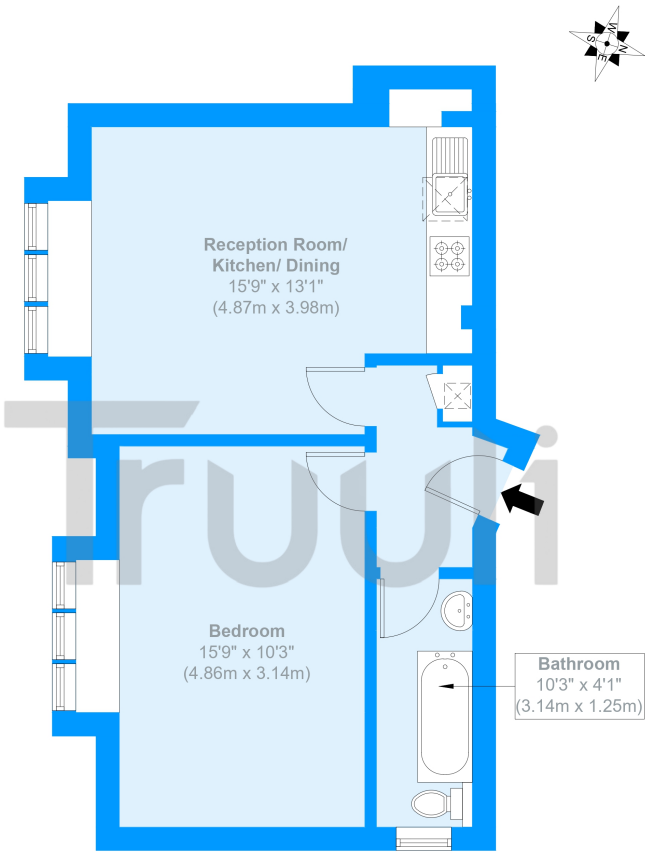
Vendor Comments"This has been our first home as a married couple, and it has given us the perfect start to family life. After six years, and with new chapters ahead, we are sadly saying goodbye, but we know that whoever gets to make this flat their home next will love and cherish it just as much as we have.

Over the years, we have worked to make the flat feel modern and comfortable by making improvements such as creating an open-plan living and dining area, redecorating the bathroom, and replacing the kitchen. We love the large windowsills, which have served many purposes over the years—including as a cosy nook for reading, extra seating for parties, and a space for our many plants to thrive.

With the need to commute into London for work, having Norwood Junction—one of the best-connected stations—just a 15-minute walk away has been amazing.

The flat is also a short walk from the famous Crystal Palace Triangle, home to numerous antique shops, art galleries, coffee and wine shops, and a huge selection of popular restaurants and pubs. It has been truly wonderful to have such an incredible hub of places to enjoy right on our doorstep."

Howden Road



Second Floor
Approximate Floor Area
491 sq. ft
(45.6 sq. m)

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft

The Floor Plan is for illustrative purposes only. The plan has been prepared in accordance with the relevant Building Regulations and should not be relied on. Maximum lengths and widths are represented on the floor plan. If you are considering purchasing the property, please commission your own inspection of the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
61	78

England, Scotland & Wales