

# Truuli



## Eardley Road, London, SW16

£415,000 Leasehold

- New lease upon completion
- Two double bedrooms
- Off street parking
- First floor conversion
- Separate kitchen
- Chain free

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

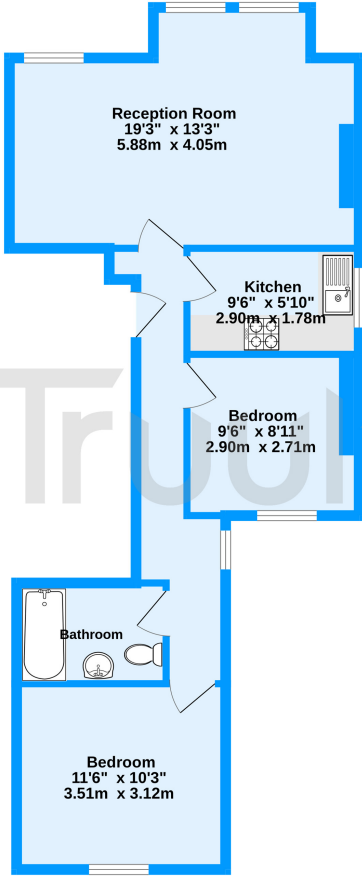
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Eardley Road, London, SW16

£415,000 Leasehold

This spacious two double bedroom flat on Eardley Road with off-street parking readily available to view and is offered to the market with no onward chain.

First Floor  
603 sq.ft. (56.0 sq.m.) approx.



Eardley Road, Streatham, SW16

TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

