

Truuli



Elixir Building, Norwood Road, Herne Hill, London, SE24

£400,000 Leasehold

- Purpose Built apartment
- Long Lease (in excess of 900 years)
- Good condition throughout
- Bright and airy throughout
- Real wood flooring throughout
- Jack and Jill en-suite bathroom
- Access to large communal Roof terrace
- Close proximity to all Herne Hill Railway station and local amenities
- Views of Brockwell Park
- Allocated off street parking

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

Tel: 0330 043 0002

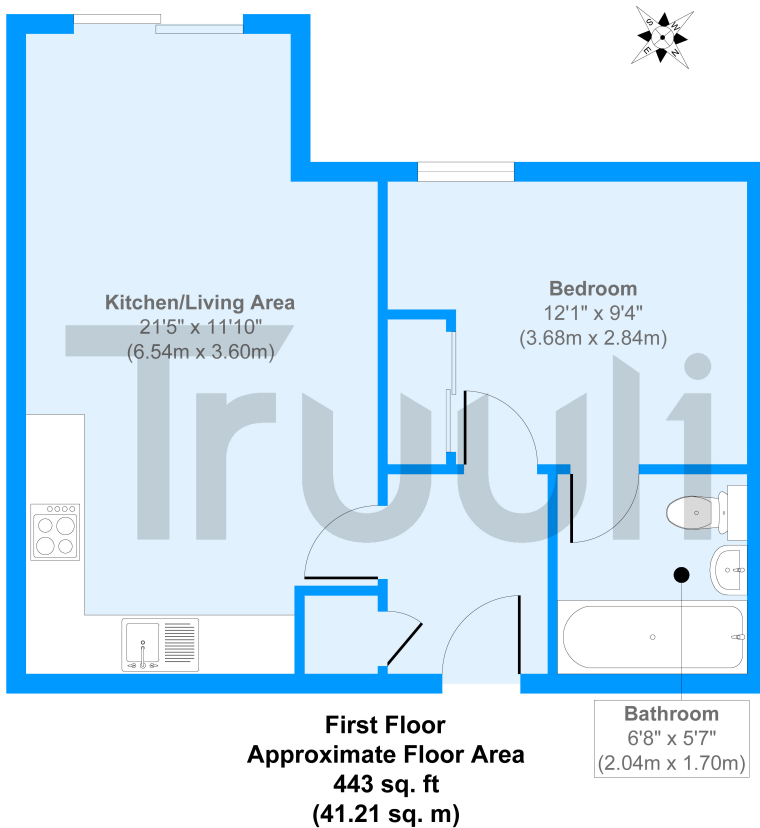
Email: save@truuli.co.uk Web: www.truuli.co.uk

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"I bought the flat off-plan when it was first developed in 2008 from the original old printworks building (The Elixir Building). I was one of the first people to buy a property in the building, as I spotted the development when walking past the park and walked in to enquire about it. As such, I was able to take my pick of the flats available, as well as take advantage of being able to buy one of the few highly desirable parking spaces in the building. You also have use of a large roof terrace with lots of tables and benches and a beautiful view of the park, perfect for hosting guests in the summer. I fell in love with the location of the flat, which directly overlooks Brockwell Park and is a stone's throw away from the historic Brockwell Park Lido, Herne Hill's many cafés and amenities, as well as the popular local Sunday market. It's a 5-minute walk to Herne Hill Station with connections into London Victoria, Farringdon and Kings Cross and the area is well served by buses. My plan was to use the flat as a buy to let purchase at first and then retire there. Due to changing circumstance, however, I now need to look for a ground floor property with easier access".

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Approx. Gross Internal Floor Area 443 sq. ft / 41.21 sq. m
Produced by Elements Property

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	82	(69 to 80) C	
(55 to 68) D	82	(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	

