

Truuli



Menlo Gardens, London, SE19

£170,000 Leasehold

- No onward chain
- In need of cosmetic updating
- New lease will be granted on completion
- Purpose built apartment
- Excellent investment opportunity
- Low maintenance costs
- Communal garden
- Off street parking
- Quick access to the famous Crystal Palace "Triangle" and Norwood Junction Railway station
- Excellent views of South London

skyline

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

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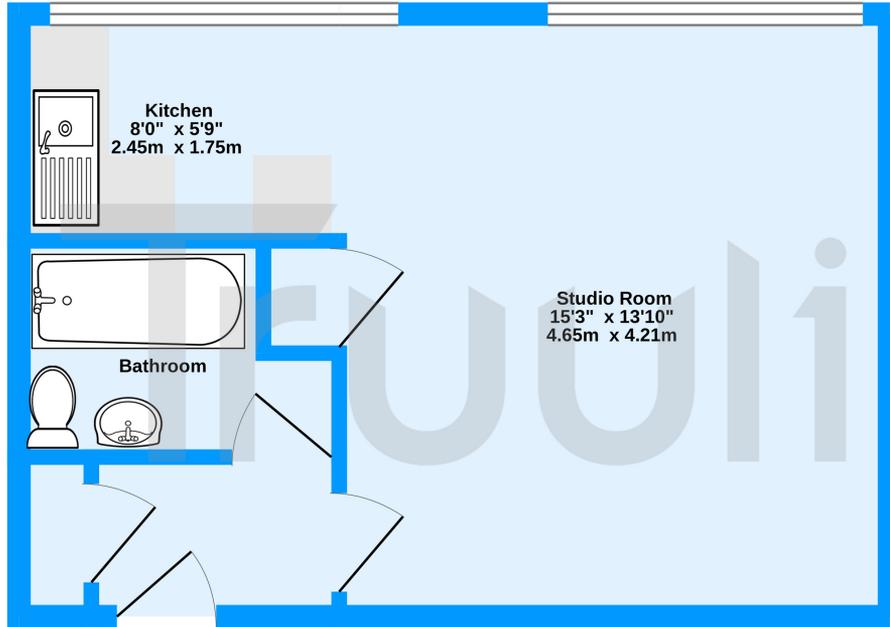
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In need of modernisation, this purpose-built studio flat is conveniently located, for quick access to the green expanses found locally, as well as the Crystal Palace Triangle.

Offered to the market chain free, this property provides the potential to become a lovely owner-occupied home or an excellent long-term rental investment with low running costs.

Third Floor
333 sq.ft. (31.0 sq.m.) approx.



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TOTAL FLOOR AREA: 333 sq.ft. (31.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

