

Truuli



Southholme Close, London, SE19

£600,000 Freehold

- Town House
- Over 1,300 sqft of living space
- Private cul-da-sac
- Neutral decor throughout
- Sought after location
- Two bathrooms
- Bright and airy throughout
- Conservatory extension
- Off street parking
- Short distance to Crystal Palace Park & the ever famous "Triangle"

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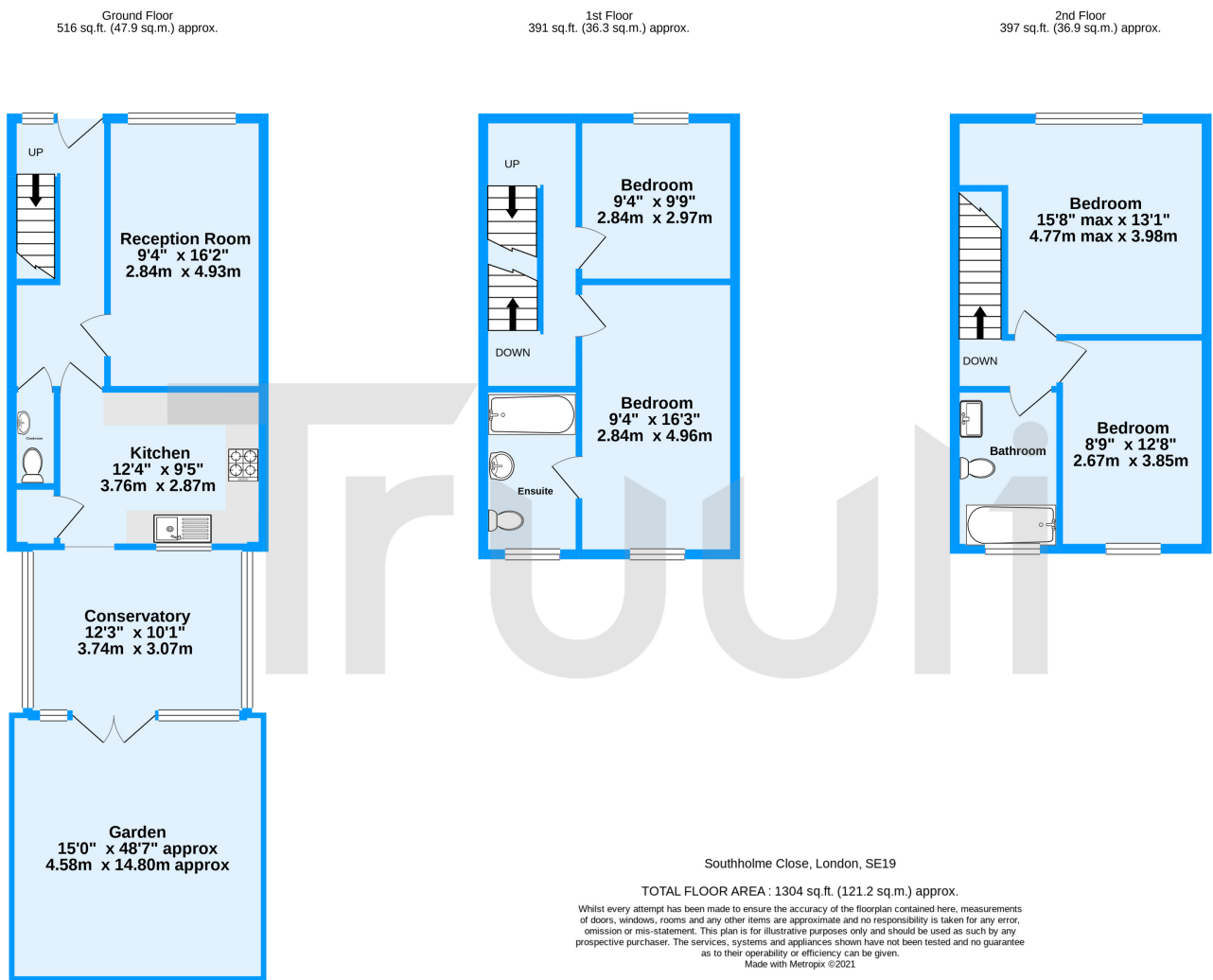
£600,000 Freehold

This ideal family home with plenty of potential is situated in a secluded and well sought-after cul-de-sac within Crystal Palace. In need of 'light' refurbishment, this substantial home is priced to sell and offers a potential purchaser the ideal opportunity to own a Town house with off street parking in an increasingly popular part of South East London.

On the ground floor, a large neutrally decorated reception area can be found which was formerly the garage, and converted to add additional living space. To the rear of the property a separate w/c, large fitted kitchen with integrated appliances can also be found. In addition, the ground floor also comprises a large conservatory extension with access to a 48ft x 15ft private rear garden.

Located on the first floor two large double bedrooms can be found with fitted carpets, double glazed windows and panelled radiators. The principal bedroom includes a large en-suite bathroom with tiled floors, walls and a heated towel rack. On the top floor, there is an additional two large double bedrooms with a separate spacious family bathroom to boot. With over 1300 sqft of space on offer, this extensive family home would be a fantastic home for a family or could be a good long-term buy to let investment.

The property is located just off Sylvan Hill which is a short walk from the Crystal Palace "Triangle", Westow St and Crystal Palace parks with access to local amenities and transport links found in the heart of Crystal Palace.



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		(69 to 80) C	
(55 to 68) D		(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		0
	67		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

