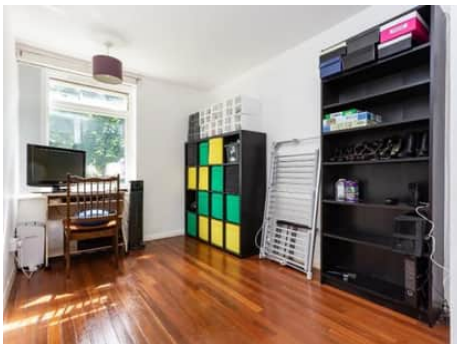


Truuli



Flat 7, 22 The Birches, Avenue Road, London, SE25 4EF

£375,000 Share of Freehold

- Contemporary four piece bathroom/ shower suite
- Gated off street parking
- Next to Norwood Lakes
- Direct access to communal garden
- Purpose built apartment
- Neutral décor throughout

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

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

Flat 7, 22 The Birches, Avenue Road, London, SE25 4EF

£375,000 Share of Freehold

*** Vendors comments *** "The moment I walked into this flat in 2020 — just 15 minutes into the viewing — I knew it was the one. It felt right immediately, and over time, it became so much more than just a first home.

Here's what made it so special for me: Space and Light: The living room and master bedroom are both incredibly spacious, filled with natural light that pours in through large windows. It's the kind of space that feels uplifting the moment you step inside.

Private Garden Access: One of my absolute favourite features — and something truly rare in London — is the direct access to the communal garden through the sliding doors in the living room. Only a handful of ground-floor flats in the block offer this, and being able to step out onto the grass with a coffee or to unwind in the sun was a daily luxury".

