

# Truuli



## Carmichael Road, London, SE25 5LT

£275,000 Leasehold

- Right to manage currently no service charge
- No onward chain
- Close to all local amenities
- Community based neighbourhood
- High ceilings and large windows
- Great transport links in to London

Southbridge Place, Surrey, CR0 4HA

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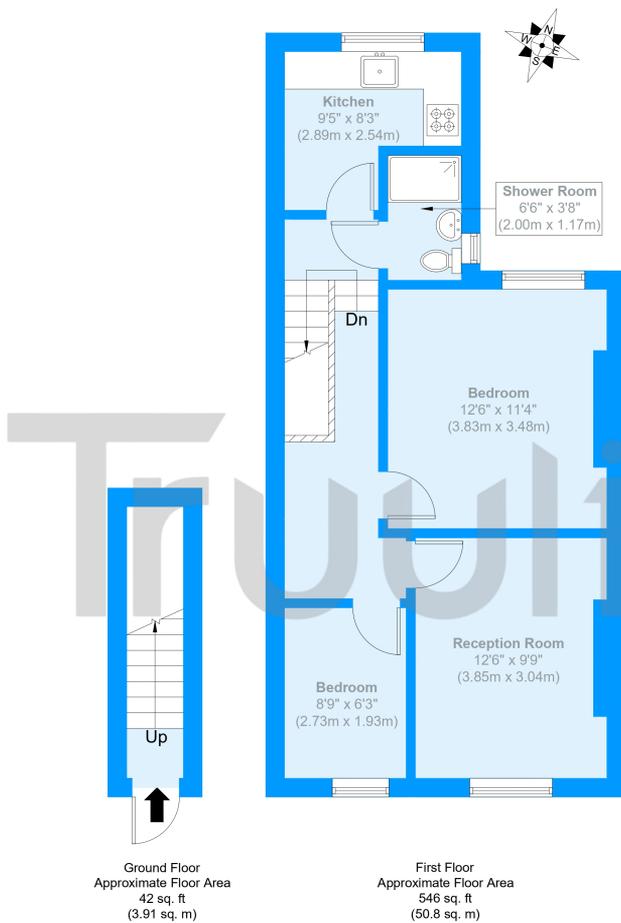
£275,000 Leasehold

\*\*\* Vendors comments \*\*\* "This has been the perfect first home for us — full of character, charm and so many special memories. The property is a beautiful Victorian building, proudly retaining its original name and date on the front, giving it a real sense of history and personality that we've always adored.

Inside, the flat offers a wonderfully bright and airy feel, with large windows and high ceilings that bring in natural light and create a fantastic sense of space — something we especially appreciated being quite tall! The fully boarded loft has provided invaluable storage over the years.

When we moved in, we hadn't expected to grow our family so soon, but it turned out to be the ideal place to welcome our daughter. We converted the second bedroom from a home office into a cosy nursery, and made clever use of the recessed hallway space to create a new office area."

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Approximate Gross Internal Area = 54.71 sq m / 588 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	69
(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	

