

Truuli



Limetree Close, London, SW2

£475,000 Freehold

- Guide price £500,000 - £525,000
- Decorated in September 2021
- Under floor heating to the tiled areas on ground floor
- Integrated appliances in the kitchen
- Streatham Hill and Tulse Hill stations within 15 minutes
- Cul de sac location
- Parking available
- Downstairs W/C and upstairs bathroom

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Agents comments This home was purchased over 30 years ago by the current family.

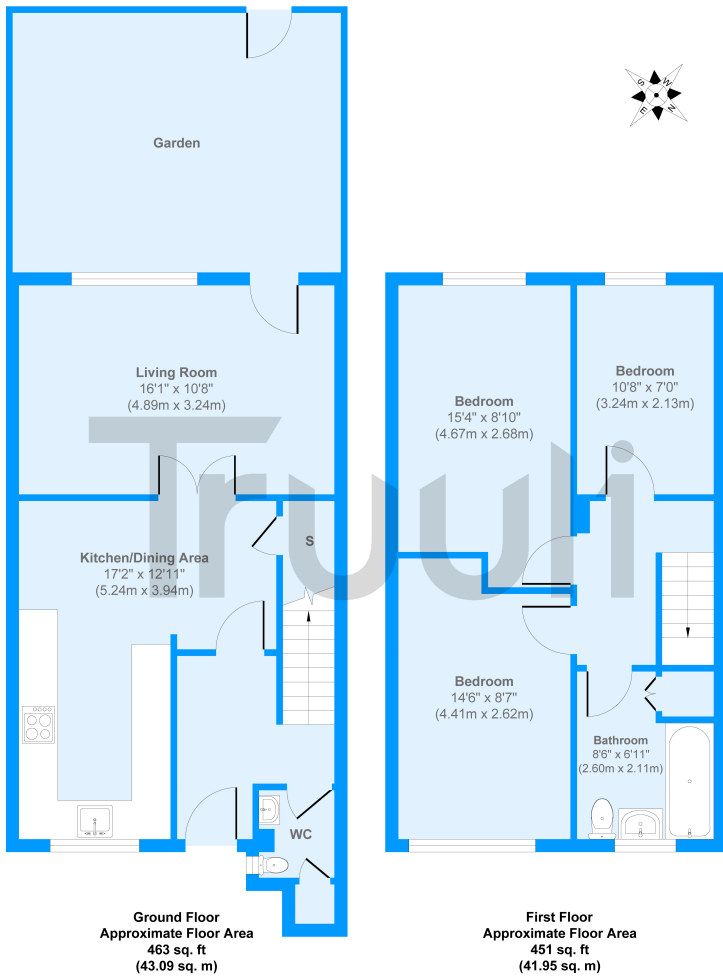
They have said the location is what drew them here as they had family who live locally. There are many local amenities close by including the local chemist which is just 5 minutes away, the high road with its numerous restaurants and local shops which are within 10 minutes; there is also a local corner shop which is just 2 minutes away when you need to rush out to get your bread and milk. Transport links in the area are excellent with Tulse Hill station 15 minutes away and Streatham Hill only 10 minutes away. There are frequent buses between Brixton and Clapham, with Brixton just 10 minutes away on the bus.

Over the years the family have done their best to maintain and update the house including a new kitchen in the last few years which has integrated appliances such as built in dishwasher, microwave and granite worktops. There is underfloor heating to all the tiled areas of the ground floor. In September of this year the family re-decorated throughout to include new double glazing, as well as new front and rear doors. They also had a new flat roof installed on the outside storage unit, resealed the main roof and added a new garden fence.

Most of the neighbours have lived in the area for many years.

The property is ready to be lived in by a new family with little or no work to do. Just bring your clothes, furniture... and don't forget the kids!

Limetree Close



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	75	(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	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	

