

Truuli



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

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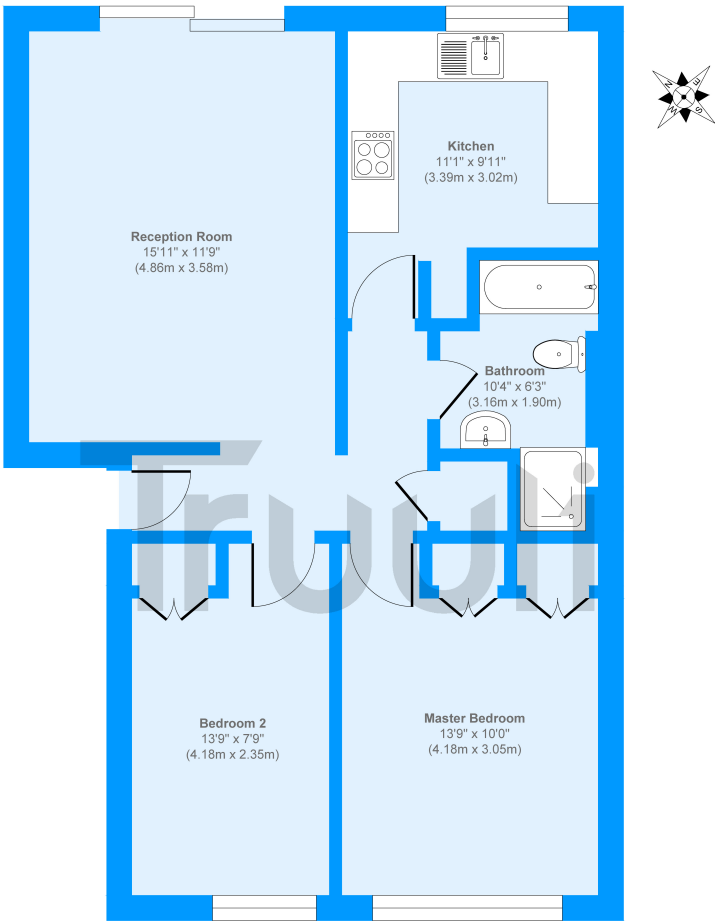
£375,000 Share of Freehold

*** 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 instantly, and over time, it became so much more than just a first home.

The living room and master bedroom are both impressively spacious, flooded with natural light from large windows. It's the kind of space that lifts your mood the moment you step inside.

One of my absolute favourite features, and a rare find in London, is the direct access to the communal garden through sliding doors in the living room. Only a few ground-floor flats in the block enjoy this privilege. Being able to step straight onto the grass with a morning coffee or unwind in the sun felt like a daily luxury."

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Ground Floor
Approximate Floor Area
673 sq. ft
(62.50 sq. m)

Approx. Gross Internal Floor Area 673 sq. ft / 62.50 sq. m

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

