

Truuli



Estcourt Road, London, SE25

£500,000 Freehold

- Brilliant transport links
- Close to South Norwood Country Park
- "Neighbourly feel" area
- Period features throughout
- Open plan double reception room
- Scope to extend further
- Oak floors throughout with the exception of the original wood floors in the bedrooms

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

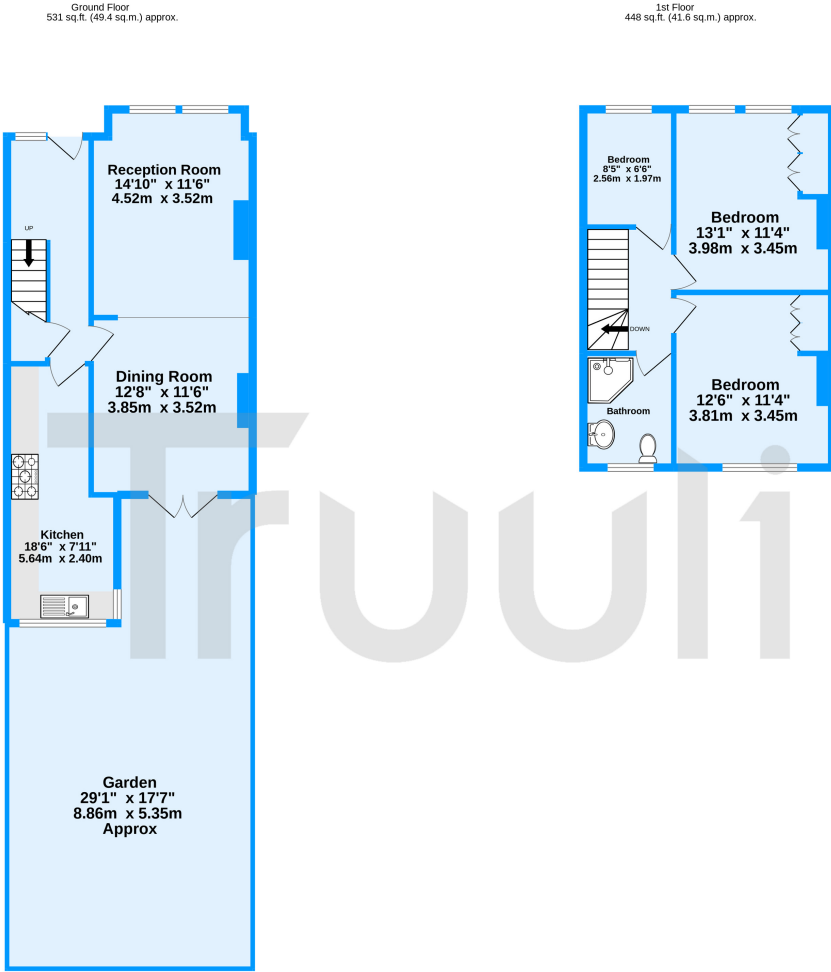
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Vendor's comments: We can honestly say, we have thoroughly enjoyed our time here, after making some much-needed improvements over the last 19 years extending and completely updating the kitchen/bathroom, and laying oak floors throughout with the exception of the original wood floors in the bedrooms we made it our home. It really is an end of an era for us as a family, we have raised our daughter in this lovely spacious house, had lots of family gatherings and made lots of happy memories.



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TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
	84		0
	58		
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC

