

# Truuli



## Covington Way, London, SW16

£775,000 Freehold

- Off street parking
- Local Tennis Court behind the house
- Tranquil Location
- School catchment area
- Landscaped front garden
- Open plan kitchen & dining room
- Utility room

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

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\*\*\* Vendor's Comments:\*\*\* "I bought the house because I loved the look of the house and thought it was stunning. It had a warm inviting look and felt really spacious. The garden is incredible and was definitely something that attracted me to it, as well as the space inside the house.

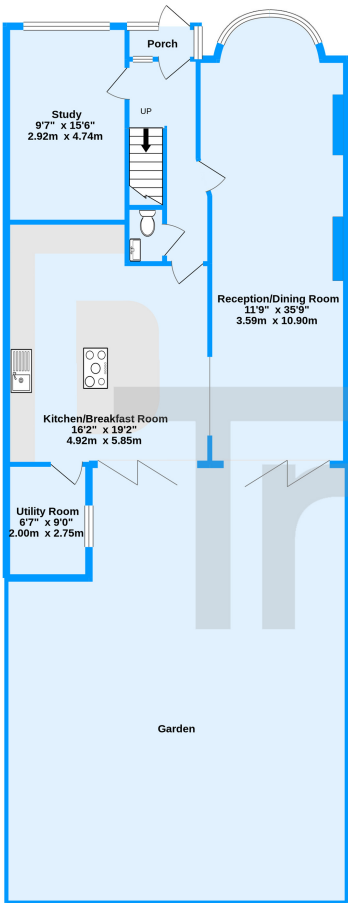
This has been my home for the last 4 years and it has been amazing. The property had already been extended to the rear when I bought it but I decorated the home throughout in 2016 and 2017. In 2019 I updated the kitchen and put in a new marble island and worktops.

There are a lot of local amenities near by, with Streatham High Road catering to all my essential shopping needs. There is also a friendly local gym (that I can walk to in five minutes), a beautiful park where I have enjoyed many walks and bike rides alone or with company, and there are tennis courts behind the house. Right by the house there is a lovely hill - I would spend many afternoons and nights admiring the stunning views; I am going to miss that place a lot.

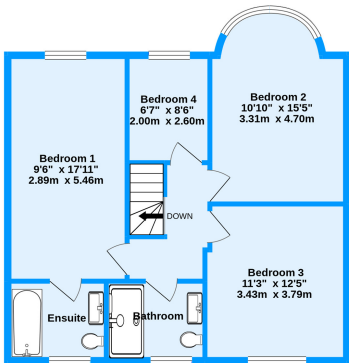
The Transport links from the property are also very good for my commute into central London. For work I go to different locations so I have utilised Streatham, Crystal Palace and Brixton as they are within easy reach via a bus from the top of the hill. I have also loved being close to Croydon so I can get to Gatwick with ease when I need to escape for a holiday.

I've always loved Norbury & Streatham and have lived in the area all my life! I'll definitely miss the neighbours on the street who are all lovely and so welcoming. It's such an amazing house and will make any new owner incredibly happy."

Ground Floor  
982 sq.ft. (91.3 sq.m.) approx.



1st Floor  
675 sq.ft. (62.8 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86	(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64		(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>	57	
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland EU Directive 2002/91/EC			England, Wales & N.Ireland EU Directive 2002/91/EC		

