

# Truuli



## Treloar Gardens, London, SE19

£425,000 Leasehold

- Top floor maisonette
- Potential for development ( STPP )
- Two well - proportioned bedrooms
- Modern fitted kitchen
- Contemporary three piece family bathroom suite
- Private front door
- Private garden
- Off street parking
- Close proximity to Crystal Palace " Triangle" , Park and Overground station

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

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

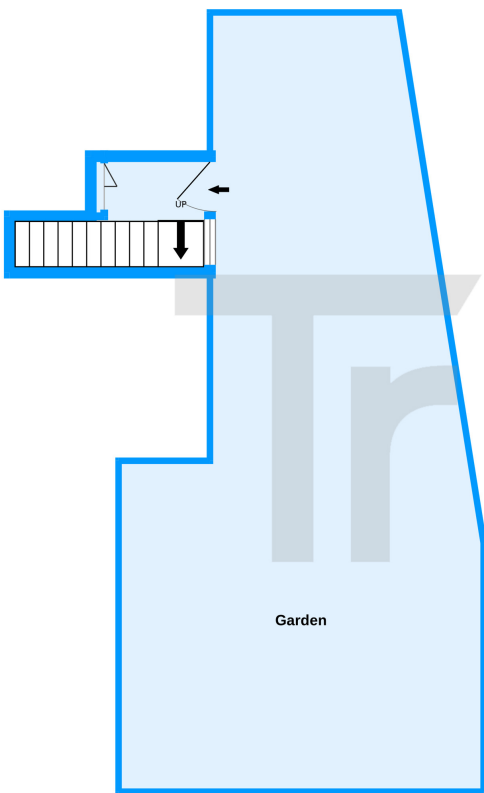
# Treloar Gardens, London, SE19

£425,000 Leasehold

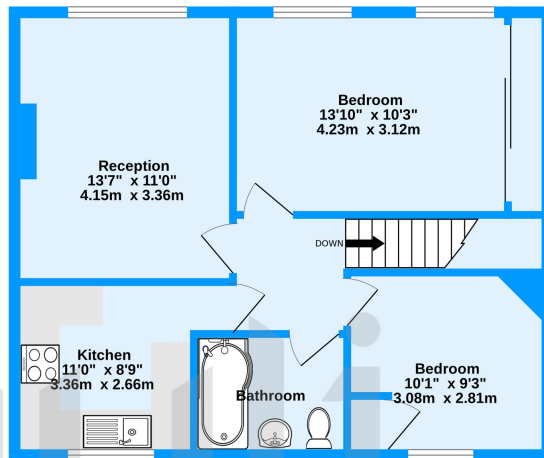
\*\*\* Guide price £425,000 - £450,000\*\*\* Located on the first floor set within this quiet and serene cul-de-sac, Treloar Gardens is ideally located for maximum privacy while being in close proximity to all of the attractions found in the main area of Crystal Palace, with quick access to neighbouring areas such as Upper Norwood, Gypsy Hill and West Norwood.

This first-floor maisonette is a unique opportunity to acquire a property that can be expanded and allows any perspective buyer the opportunity to add value at some point during their occupation.

Ground Floor  
47 sq.ft. (4.4 sq.m.) approx.



1st Floor  
595 sq.ft. (55.3 sq.m.) approx.



Treloar Gardens, Upper Norwood, SE19  
TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023

