

# Truuli



## Effra Parade, London, SW2

£171,500 Leasehold

- Juliet balcony
- Entry phone system
- Two double bedrooms
- Close proximity to Brixton
- Close to local amenities
- Close to green open spaces

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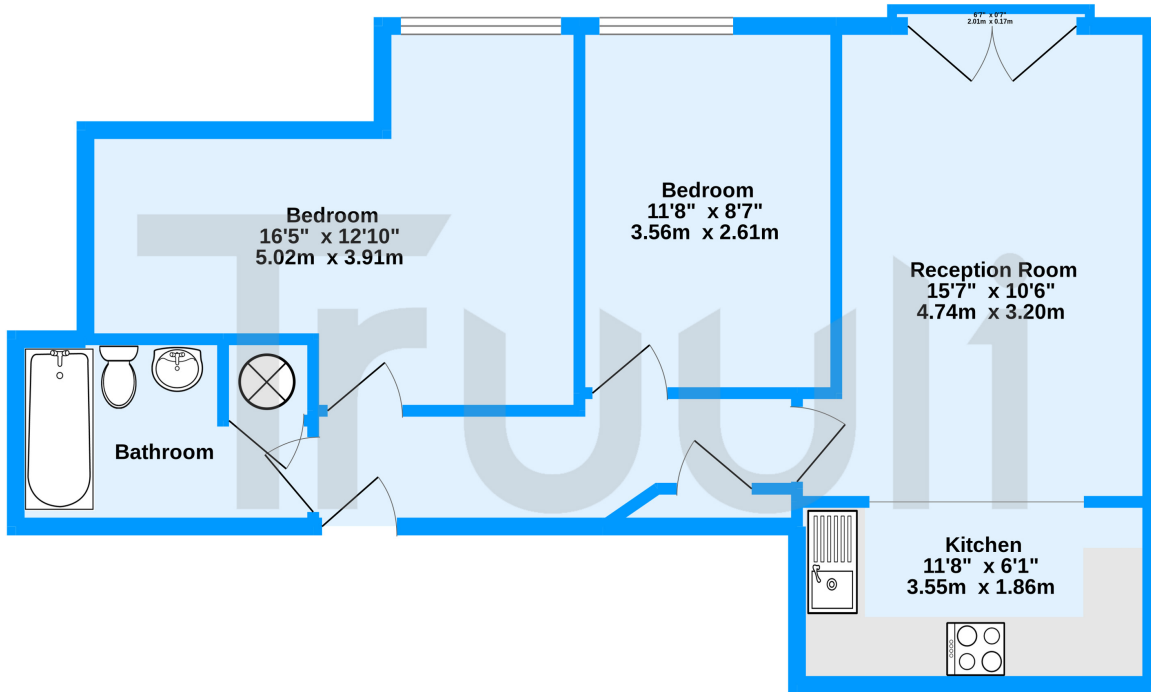
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\*\*\* Vendors comments \*\*\* "It's been my home for over 16 years... The first home I managed to purchase on my own with my daughter. For that reason, it holds a special place in my heart, so we're saddened we have to part with it.

Having lived in Herne Hill for over 7 years before this development was built, we immediately fell in love with the spacious feel the property had for a new build. It needed to be close to schools, the local amenities in the immediate area, as well as being within walking distance to outdoor space, with Brockwell Park being a short 2 mins walk away...."

Second Floor  
634 sq.ft. (58.9 sq.m.) approx.



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TOTAL FLOOR AREA : 634 sq.ft. (58.9 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	86
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

