



Selhurst Road, London SE25 6LB

welcome to Selhurst Road, LONDON

A charming one-bedroom, ground-floor, conversation flat nestled in the heart of South Norwood.

This delightful one-bedroom ground-floor conversion flat offers a perfect blend of period charm and modern convenience. Situated within easy reach of both Norwood Junction and Selhurst Station, this home provides excellent transport links to Central London and beyond.

The property boasts a bright and spacious living area with high ceilings and large windows that fill the space with natural light. The well-proportioned double bedroom offers a peaceful retreat, while the fitted kitchen provides ample storage and workspace. A stylish bathroom completes the home, featuring contemporary fixtures and fittings.

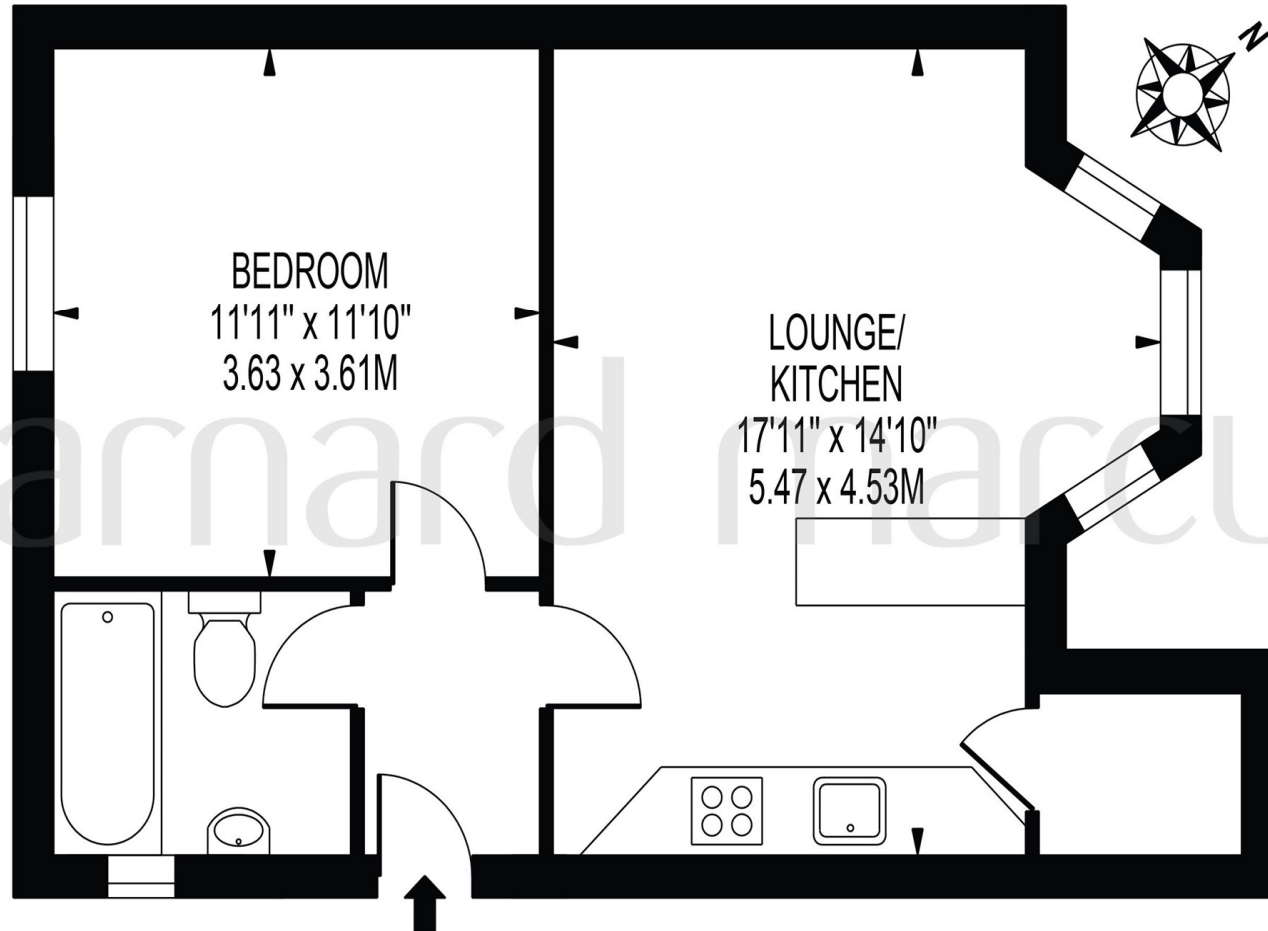
Further benefits include access to a shared garden, ideal for relaxing or entertaining, as well as on-street parking. With local amenities, parks, and vibrant cafes just a short stroll away, this charming flat is perfect for first-time buyers, commuters, or investors alike.

Don't miss out on this fantastic opportunity- contact us today to arrange a viewing!



SELHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 465 SQ FT - 43.16 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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- Ground floor
- Communal garden
- Excellent transport links
- Well presented
- Ideal for First time buyers

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112796



Property Ref:
CRY112796 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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