



**PORTFOLIO**  
from

 barnard marcus

Selsdon Road





An absolute stunner of a property is this 2 bedroom Share Of Freehold ground floor garden maisonette, which has allocated parking to front. It is beautifully decorated and modernized throughout, with alluring outdoor lighting in the private garden, which leads into an island kitchen/ reception room with bi-folds windows. Upstairs there are two stylish double bedrooms and a contemporary bathroom.







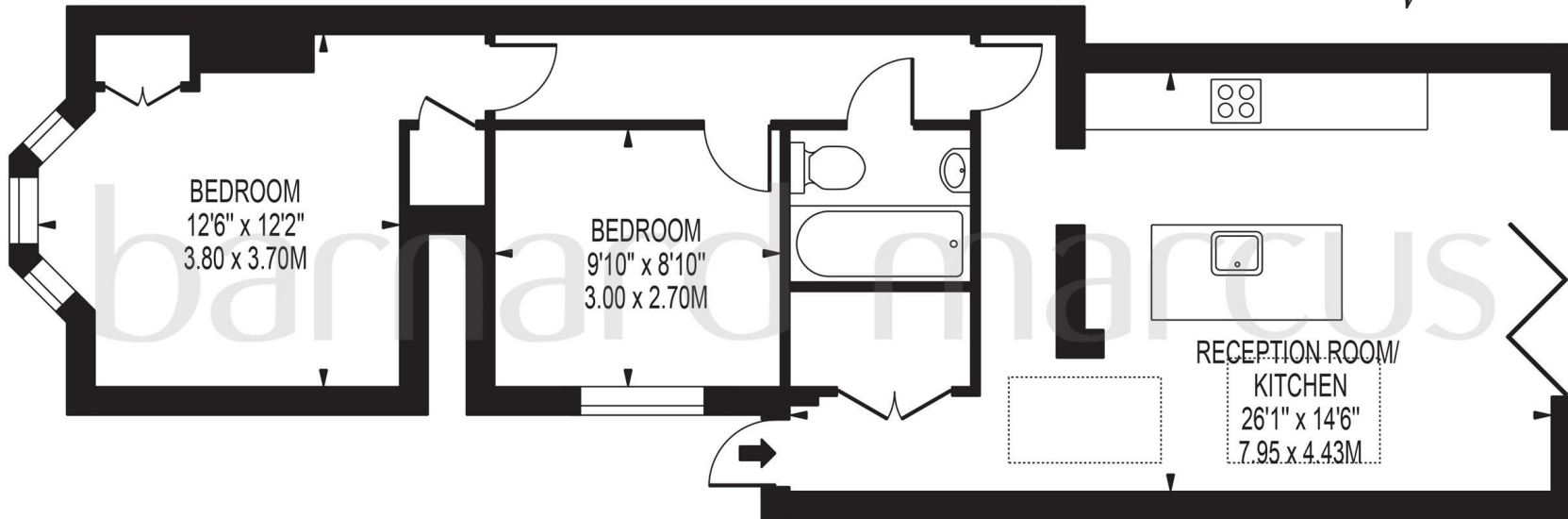


The property is located within minutes of South Croydon station that can get you into London in as little as 20 minutes, several bus routes and the lovely village style shops of South End including boutique coffee shops, bars and restaurants.



# SELSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 671 SQ FT - 62.33 SQ M



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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



# welcome to Selsdon Road

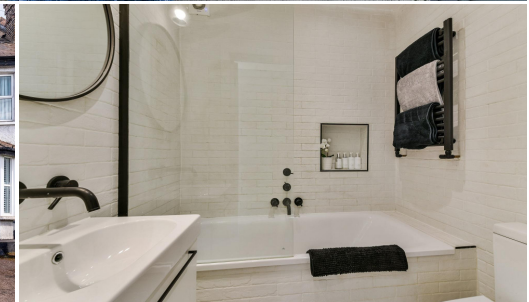
## £400,000

- Share Of Freehold
- 2 Bedrooms
- Good Transport Links (20 minutes to London)
- Close To Shops

Tenure: Leasehold

EPC Rating: C

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To find out more information or to arrange a viewing call

## 020 8681 6744

or email [SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)  
17 Selsdon Road, South Croydon, Surrey CR2 6PY  
[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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