

# Jukes & Co

## Estate Agents



## Selhurst Road

, London, SE25 5QA

Offers Over £220,000



One Bedroom | First Floor | CHAIN FREE | Period Conversion | Close to Selhurst Train Station

Explore spacious and inviting living in this first-floor conversion apartment, ideally situated on a renowned street just moments away from Selhurst Train Station. Seamless access to central London, Gatwick, and Brighton via East Croydon makes this location exceptionally convenient.

Proximity to South Norwood High Street and Croydon Town Centre ensures easy access to diverse shops and amenities, including the renowned Box Park Food Village. Embrace outdoor activities with Heavers Meadow, a short walk away, providing an ideal setting for exercise or leisurely strolls.

The property boasts a 14'5 living room, a 14'4 bedroom with an ensuite bathroom and separate W.C, a favorable lease, and is presented chain-free. Don't miss the opportunity—call now to schedule your viewing and secure your ideal living space.



### Communal Entrance Hall

Stairs rising to first floor, door to flat.

### Living Room 14'4 12'11 (4.37m 3.94m)

Windows to front, wood floor. radiator, spotlights, opening to Kitchen area

### Kitchen Area 6'9 x 5'11 (2.06m x 1.80m)

Wall and base units, integrated gas hob with extractor above, integrated oven, stainless steel sink and drainer, cupboard housing boiler, space for washing machine, window to front.

### Inner Hall

Door to bedroom and separate w.c.

### Separate W.c

Low level w.c, wahs hand basin, wood floor.

### Bedroom 14'3 x 14'2 narrowing to 9'4 (4.34m x 4.32m narrowing to 2.84m)

Sash window to rear, radiator, built in wardrobe and shelving, spotlights, steps to ensuite bathroom.

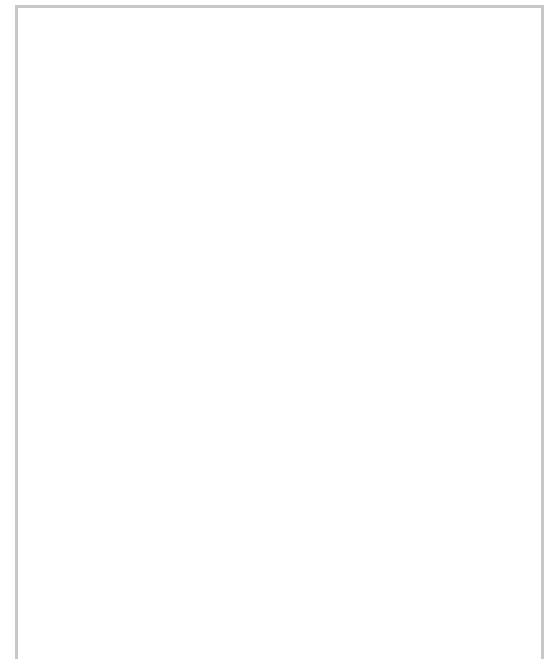
### Ensuite Bathroom 6'6 x 6'3 (1.98m x 1.91m)

Comprising panel enclosed bath with shower attachment and integrated shower, low level w.c, pedestal wash and basin, part tiled walls, heated towel rail.

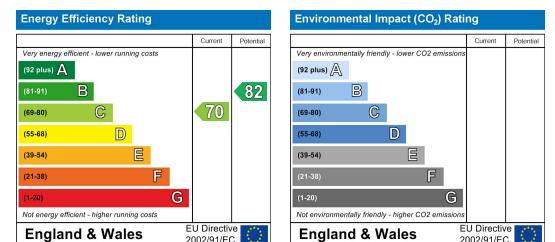
### Area Map



### Floor Plan



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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