

# Jukes & Co

## Estate Agents



## Selhurst Road

, London, SE25 6YD

£225,000



One Bedroom | Second Floor | Allocated Parking | Separate Kitchen | Close to Norwood Junction Station

Nestled away from the hustle of the road, this bright and spacious one-bedroom apartment on the second floor awaits. Just a brief stroll from South Norwood's vibrant High Street, indulge in the array of shops, cafes, and eateries. Enjoy fantastic connectivity to Central London via Norwood Junction, boasting a quick 13-minute service to London Bridge and stops to Highbury and Islington on the Overground line. In the opposite direction, Selhurst station offers convenient access to Victoria, complemented by various bus routes. Nature enthusiasts will appreciate Norwood Recreation Ground across the road and the serene Lakes nearby, perfect for both exercise and relaxation.

Step inside to discover an impressive 14'11 x 12' living room, a separate kitchen, double-glazed windows, ample storage, communal grounds, and the added convenience of an allocated parking space. With a leasehold of 88 years remaining, an EPC rating of D, Council Tax Band B, a monthly service charge of £92.58, and an annual ground rent of £10, this property effortlessly combines comfort, convenience, and scenic surroundings. Act now to make this your new home!





### Communal Entrance

stairs to second floor, door to flat

### Entrance Hall

L-Shaped with doors to Living room, bedroom and bathroom,

### Living Room 15'11 narrowing to 14'11 x 12' (4.85m narrowing to 4.55m x 3.66m)

Double glazed window to front, radiator, dado rail, door way to kitchen.

### Kitchen 8'3 x 7'3 (2.51m x 2.21m)

Range of wall and base units, stainless steel sink and drainer, double glazed window to front, space for fridge freezer, integrated gas hob, integrated oven, part tiled walls, extractor fan.

### Bedroom 12'8 x 10'6 (3.86m x 3.20m)

Double glazed window to side, radiator, cupboard.

### Bathroom 6'10 x 6'6 (2.08m x 1.98m)

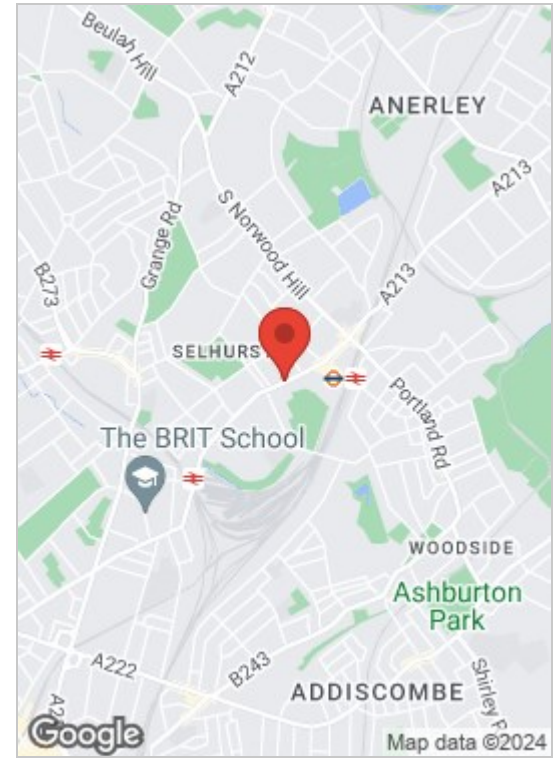
Comprising panel enclosed bath with electric shower, pedestal wash hand basin, low level w.c, opaque double glazed window to side, cupboard housing washing machine. part tiled walls.

### Communal Grounds

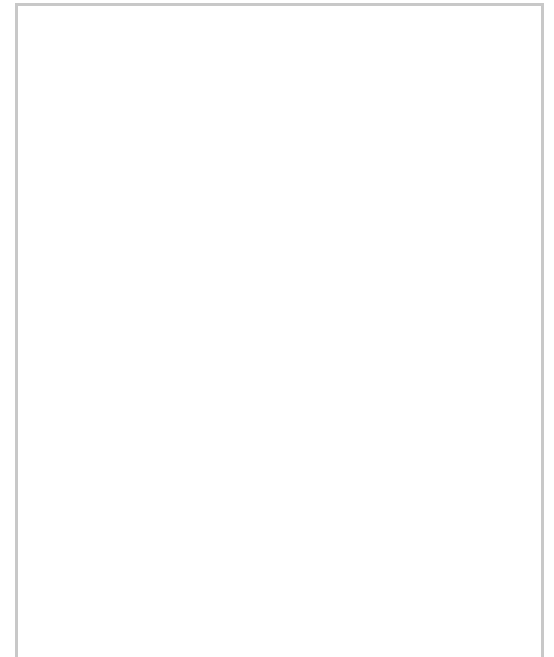
fenced boundaries with mature trees and shrubs, predominantly laid to lawn, car parking area.

### Allocated off street parking

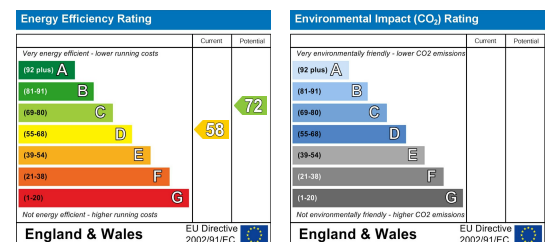
### Area Map



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

76 High Street, South Norwood, London SE25 6EB

T: 020 8653 9393 · F: 020 8771 5551 · E: sales@jukesestateagents.com · E: lettings@jukesestateagents.com

W: jukesestateagents.com