Selby Road

Penge, London, SE20 8ST
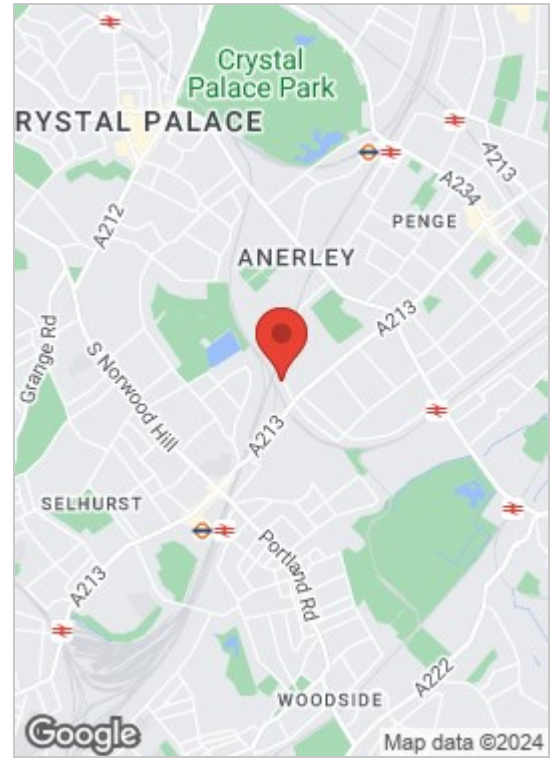
£370,000

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Welcome to your new home on Selby Road! This charming 2-bedroom, 1-bathroom flat offers a perfect blend of modern comfort and convenient location. As you step into the spacious reception room, you'll be greeted by ample natural light and an inviting atmosphere – an ideal space for entertaining guests or simply unwinding after a long day. The modern kitchen is equipped with the latest appliances, providing a stylish and functional area for culinary endeavours.

The location of this flat is a commuter's dream, situated just 1 mile away from Norwood Junction, offering easy access to London Bridge in a mere 11 minutes. The proximity to South Norwood Lake & Grounds and Betts Park ensures that nature is just around the corner, providing a peaceful escape for weekend strolls or picnics. Whether you're a professional working in the city or someone who appreciates the tranquillity of nearby parks, this flat on Selby Road offers the perfect blend of urban convenience and natural retreat.
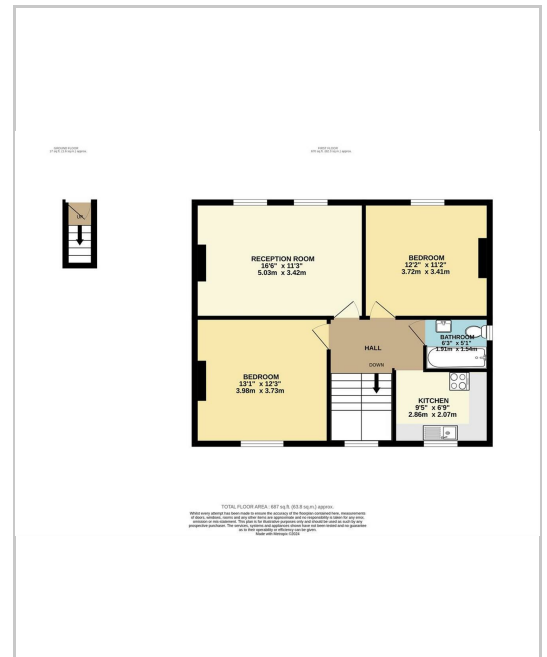
This property is not just a home; it's a gateway to a lifestyle that combines modernity with the serenity of nature. Don't miss the opportunity to make this flat your own and experience the best of South Norwood living.
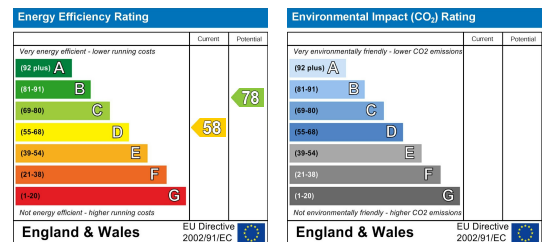
Area Map

Map data ©2024

Floor Plan

RECEPTION ROOM
16'6" x 11'3"
5.03m x 3.42m

BEDROOM
12'2" x 11'2"
3.72m x 3.41m

BATHROOM
6'3" x 5'1"
1.91m x 1.54m

HALL
DOWN

BEDROOM
13'1" x 12'3"
3.98m x 3.73m

KITCHEN
9'5" x 6'9"
2.86m x 2.07m

TOTAL FLOOR AREA : 697 sq.ft. (63.8 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. Made with Metropix ©2024

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC