

Selhurst Road, London, SE25 6LU



Flat - Purpose Built

- Purpose Built Two Bedroom Second Floor Apartment
- Living/Dining Room
- Gas Central Heating With Radiators
- Double Glazing (Some Triple Glazing)
- Both Selhurst BR & Norwood Junction Overground Stations Serve The Area
- Garage En Bloc (Not Inspected)
- No Onward Chain
- Bathroom In White
- Refitted Kitchen
- Early Viewing Advised

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GUIDE PRICE £300,000 - £325,000 - This beautifully presented, purpose-built, second-floor, two-bedroom apartment features neutral tones throughout, creating a light and welcoming atmosphere. The fully fitted kitchen provides ample storage and functionality for every day living, while the spacious living/dining room is brightened by triple-glazed windows, enhancing natural light and energy efficiency. Both bedrooms are generously sized, with the primary bedroom offering fitted cupboards. The apartment includes four storage cupboards in the hallway, a family bathroom with a white suite and tiled walls, and a garage en-bloc. Offered with no onward chain making it ideal for a hassle-free move. The location is well-served by transport links, with Norwood Junction BR/Overground and Selhurst Stations nearby, providing easy access to central London and surrounding areas. Additionally, the high street, with its eclectic mix of shops, is very near by, offering a vibrant and convenient lifestyle. Early viewing advised.

Tenure: Share of freehold | Lease term: In excess of 900 years | Service charge: £174.93 per month (includes building insurance and ground rent) | EPC Rating: C - Croydon Council Tax Band: C |

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

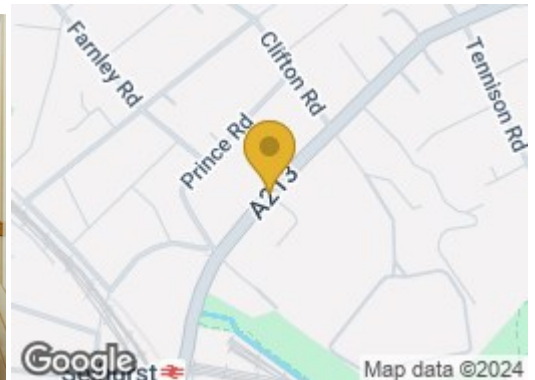
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Approximate Area = 646 sq ft / 60 sq m
 Garage = 112 sq ft / 10.4 sq m
 Total = 758 sq ft / 70.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1183218

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.