

Selhurst Place, London, SE25 5PY



Offers In Excess Of £250,000



Maisonette

- First floor two bedroom maisonette
- Of split level design
- In a tree lined side road
- Gas central heating with radiators
- Double aspect living room
- Purpose Built
- Deceptively spacious
- Double glazing
- Fitted kitchen with oven & hob
- Must be viewed internally to be appreciated

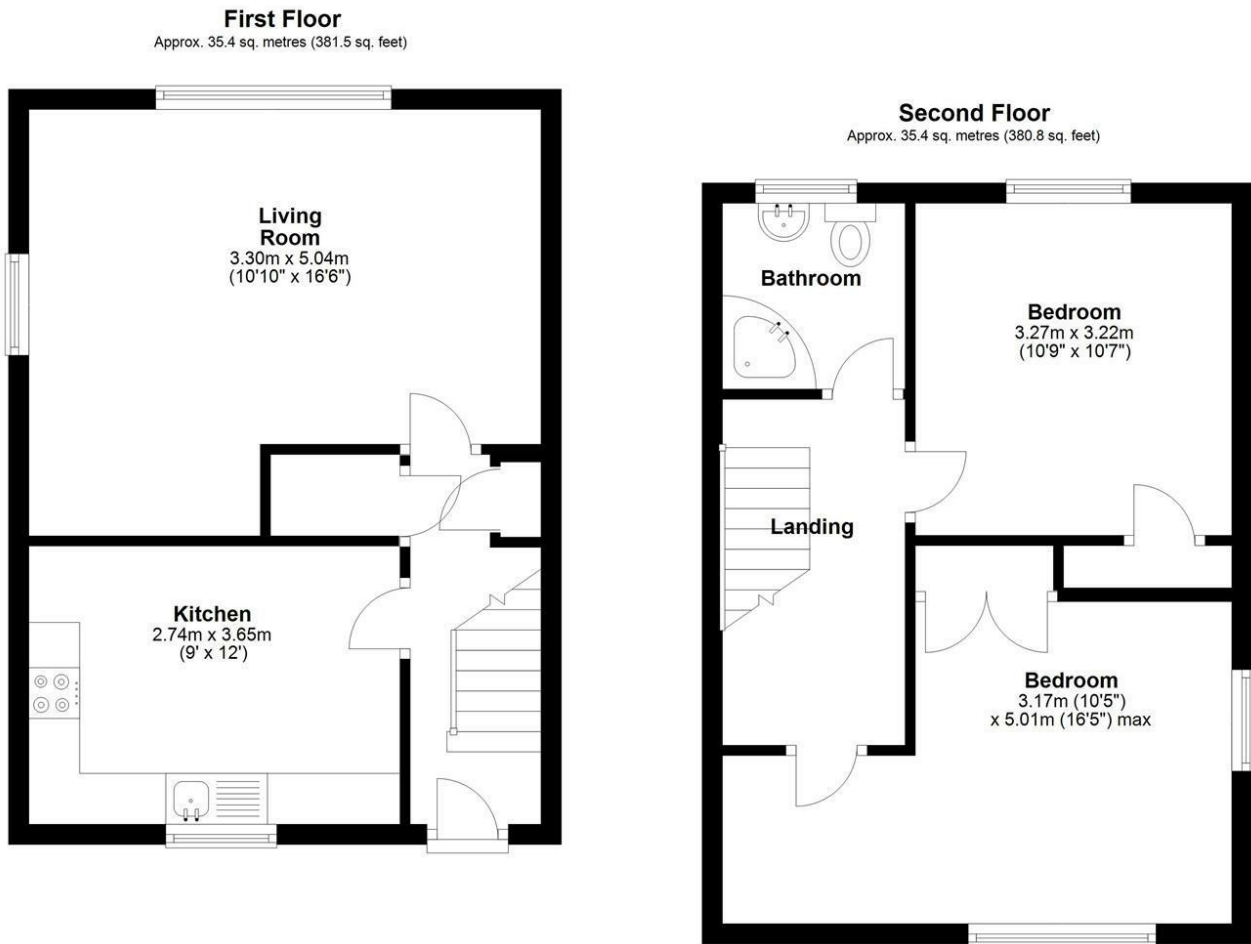
Selhurst Place, London, SE25 5PY

This first floor, two bedroom, split level, purpose built maisonette offers deceptively spacious accommodation. In our opinion the flat has two good sized bedrooms both with fitted wardrobes. Good sized first floor bathroom with a corner bath and a bright double aspect living room. These properties really do offer good value for money. Near to main Selhurst Road, which has a mix of local shops including a Co op. In terms of transport, bus routes are nearby along with Selhurst BR Station with it's frequent trains to London, view now to avoid disappointment. This property must be viewed internally to be appreciated.

Tenure: Leasehold | Lease term: 125 years from 16 July 1985 - Service charge: £800.31 | Ground rent: £10.00 - Building Insurance: £150.11 - Croydon council tax band C | EPC RATING D

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/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



Total area: approx. 70.8 sq. metres (762.4 sq. feet)

This plan is for illustration purposes only
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 70 |
| (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.