

150 Selhurst Road, London, SE25 6NE



## Flat - Purpose Built

- Impressive Purpose Built Flat Situated On The Ground Floor
- The Living Room Faces The Lawns To The Rear
- Entry Phone Security System
- Kitchen With Oven & Hob
- In Our Opinion Good Sized Rooms
- Two Bedrooms
- Gas Central Heating With Radiators
- Vendor Informs Us No Onward Chain
- Own Private Garage
- Both Norwood Junction BR/Overground & Selhurst BR Stations Serve The Area

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A spacious and well-appointed two-bedroom, purpose-built ground floor apartment set within an impressive development on a desirable corner position. Perfectly positioned for convenience, it offers easy access to Norwood Junction BR/Overground Station and Selhurst BR Station. The property features a bright and welcoming living room with views of the well-maintained rear lawns, a modern fitted kitchen and a contemporary white bathroom suite. The primary bedroom boasts fitted wardrobes for ample storage. Additional highlights include an entry phone security system for peace of mind and a sought-after feature is the property has its own private garage. Early viewing advised.

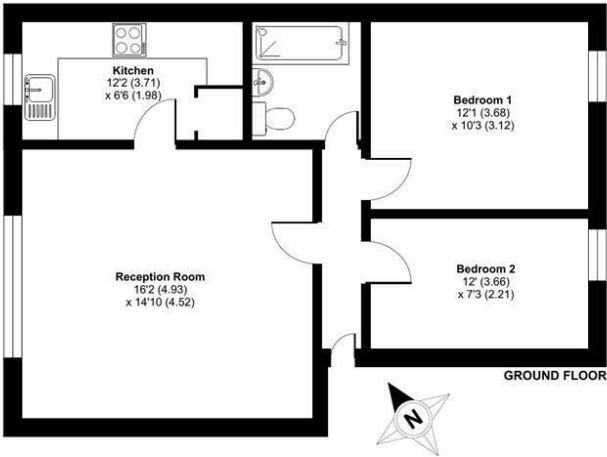
Tenure: Leasehold - 189 years from 24th June 1986 - Service charge: £1,825.67 (including a reserve fund of £416.67 ) - EPC Rating: C - Croydon Council Tax Band C - £2103.91 - Ground Rent: Peppercorn - We understand the lease stipulates that NO PETS ARE ALLOWED.

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/>

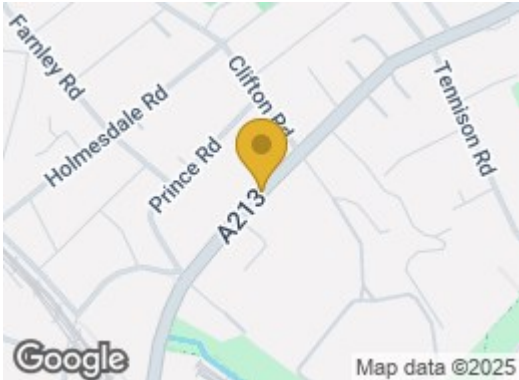
## Selhurst Road, London, SE25

Approximate Area = 622 sq ft / 57.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rihcecom 2025. Produced for Home Castle. REF: 1226460

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.