

FOR SALE



Selbourne Road, East Croydon

2 Bedrooms, 2 Bathroom, Penthouse

Offers In Excess Of £360,000

MARTIN&CO



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2 Bedrooms, 2 Bathroom

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- Top Floor Penthouse Flat
- Generous 851 sqft of Accommodation
- Bright 16' Reception Room
- Master Bedroom with En-Suite
- Second Double Bedroom

On the top floor of the handsome original Victorian section of a well-regarded development, enjoying a lovely leafy location in the popular Park Hill area, this exceptional penthouse flat offers a combination of character and contemporary urban living with an abundance of natural light.

Boasting a generous 851sqft of accommodation, you enter this charming property to an entrance lobby with a door to the guest bathroom/wc and stairs leading up to a lovely hallway illuminated by a double height skylight window.

The principle rooms lead off, with a stunning, light-filled 16' South-facing reception room providing plenty of space for relaxation and entertaining guests, a modern fitted kitchen integrates style and practicality, the large master bedroom has the added luxury of a smart ensuite shower room with WC and there is a proper double-sized second bedroom.

Outside, an allocated parking space is provided, with additional visitors' parking available. The development's mature, tree-lined surroundings lend a tranquil atmosphere, making it a true urban retreat. The block is also 'self-managing' ensuring service charges are kept to a reasonable level.

Park Hill enjoys a prime location – quieter, yet still convenient. For families, the flat is in close proximity to the well-regarded primary and secondary schools, whilst for commuters East Croydon Station is within easy reach providing fantastic, fast services into and out of London and beyond. Shops, cafes, and essential amenities can be found around the station, including Boxpark, whilst the town centre is just a little further away.





This outstanding penthouse is a superb prospect for professionals, couples, or young families, in our opinion. Arrange a viewing today to avoid missing out on your new Park Hill home!

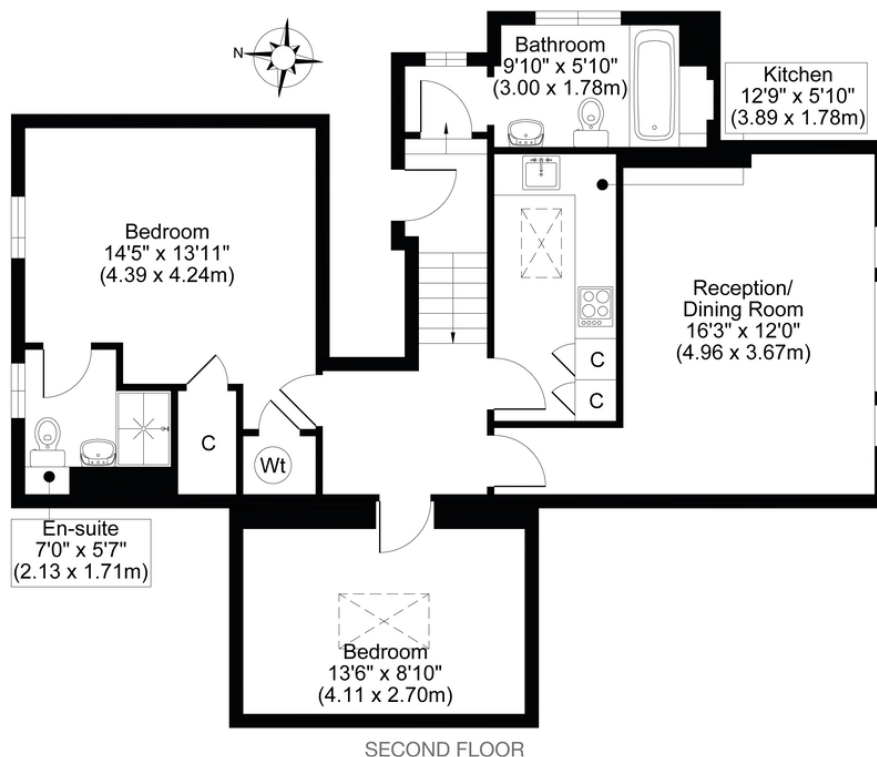




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		



THANESCROFT COURT, SELBOURNE ROAD, CR0
TOTAL APPROX FLOOR PLAN AREA 851 SQ.FT (79 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optjc
MEDIA
opticmedia.co.uk

Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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