

# HUNTERS®

HERE TO GET *you* THERE

Selsdon Road, London, SE27 0PQ

Guide Price £375,000 to £400,000

Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

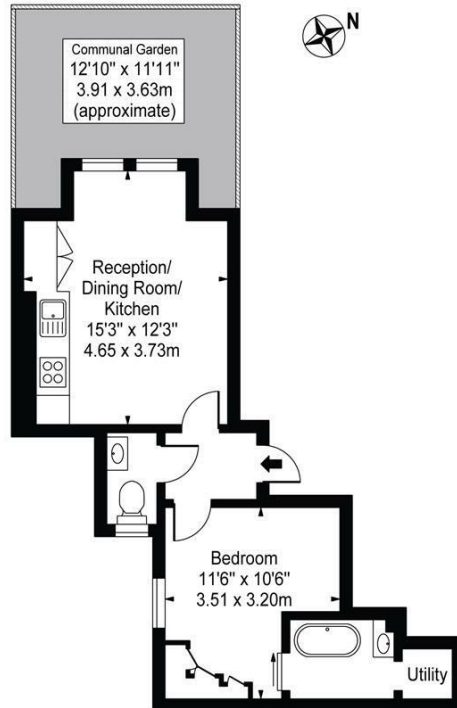


# HUNTERS®

HERE TO GET *you* THERE

Selsdon Road, SE27 0PQ

Approx. Gross Internal Area 358 Sq Ft - 33.26 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

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

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

CHAIN-FREE

Guide Price £375,000 to £385,000

Fresh to the market is this interior designed, one bedroom apartment, in a period conversion, only 0.2 miles walk to West Norwood train station with excellent direct links to London Victoria and London Bridge.

This end of terrace, ground floor period apartment, benefits from free street parking with electric chargers across the road, a private front garden, and a small communal space at the back, and is situated on a very quiet tree lined street.

The property and communal hallway have recently undertaken a major refurbishment to an extremely high standard throughout, and must be seen in person to fully appreciate the work undertaken.

## Features

• CHAIN-FREE • Guide Price £375,000 to £385,000 • PERIOD CONVERSION • ONE-BEDROOM APARTMENT • OPEN-PLAN LIVING ROOM AND KITCHEN • QUIET RESIDENTIAL ROAD • RECENTLY REFURBISHED • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND C

LEASEHOLD

CHAIN-FREE

Guide Price £375,000 to £385,000

Fresh to the market is this interior designed, one bedroom apartment, in a period conversion, only 0.2 miles to West Norwood train station with excellent direct links to London Victoria and London Bridge.

This end of terrace, ground floor period apartment, benefits from free street parking with electric chargers across the road, a private front garden, and a small communal space at the back, and is situated on a very quiet tree lined street.

The property and communal hallway have recently undertaken a major refurbishment to an extremely high standard throughout, and must be seen in person to fully appreciate the work undertaken.

A one-bedroom, open plan kitchen and living area, separate WC, a roll top bath plus shower, with washing machine and tumble dryer. Large wardrobes with additional good storage in the kitchen. The owner has gone to lengths to carefully plan this well executed layout.

This is an excellent opportunity for someone who wants to move straight in, a professional, first-time owner or rental investment.

Here is what the owner had to say about the property:

The extremely quiet tree lined street, approx 0.2 miles to a very connected trainline, West Norwood. The street has got such a good community. Be part of the street through whatsapp where you can get ideas and help and invitations with anything - if you want to. Street party once a year where council closes off the street and all 100 participate. Great fun.

The front garden is great to plant things in or just sit in the evening as the sun comes around there. Breakfast and lunch I use the communal space at the back by the bedroom which no one else uses, and hasn't for 20 years. It's also no through access so it's extremely quiet. The neighbours are next to none, both in the building and the street.



We have 2 libraries, and a cinema at the bottom of the road, as the swimming pool. It's approx 2 miles to Dulwich Village, you are on the border of West Dulwich, Herne Hill and Brixton to which all gives you an amazing variety.

The flat was totally ripped and stripped of everything apart from original floorboards. Even skirting boards and architraves are new. New double glazed sash windows. Kitchen: Total new fitted kitchen with integrated fridge freezer, microwave and dishwasher. A hot water tap built into ordinary tap to avoid a kettle. Exposed brickwork. Marble worktops and good amount of storage. Reclaimed old Victorian radiator installed to fit the property (behind sofa)

En suite bathroom: Total new fitted taps, sink, storage, roll top bath with waterfall shower head, washing machine and tumble dryer with space for iron board and clothes drying rack. New towel, radiator

WC: New toilet, new sink, new boiler storage

Bedroom: New 3 large fitted wardrobes and new double glazed window

Selsdon Road is very well located next to West Dulwich, Tulse Hill, Herne Hill and Dulwich Village with a cinema, 2 libraries, a leisure centre, as well as many open green spaces, shops, bars, restaurants, and coffee shops.

#### Transport

West Norwood - approx 0.2 miles

Tulse Hill - approx 1.1 mile

West Dulwich - approx 1.2 mile

Brixton underground - approx 3.7 miles

The train lines and many bus services will take you easily to the East, West and North.

#### Parks and open spaces

Brockley Park

Dulwich Park

Crystal Palace

Streatham Common

#### Schools

Julians Primary

St Lukes C of E

Park Campus

Hunters estate agents Forest Hill have sold several houses and flats near Selsdon Road in SE27 over the last 10 years. The stats from a sale include:

- Offers received for 101.37% of the guide price
- 6 viewings
- 4 offers received (67% of offers were received compared to viewings!)
- Offers received in 22 days of going to market
- Offer accepted on the 28th day of going to market

Hunters also let and manage properties close to Selsdon Road, SE27

#### Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 958 years remaining (999 years from 1985)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 1 bedroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No