

FOR SALE



Clifton Road, Selhurst, SE25

Offers Over £325,000 Share of Freehold

 **2**

 **1**



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Property Description

Offered to the market chain free, this delightful top-floor conversion flat on Clifton Road offers the perfect blend of comfort and convenience. The property features two spacious double bedrooms, a beautiful open-plan kitchen/living room with useful attic storage, and a modern three-piece bathroom, making it an ideal purchase for first-time buyers and investors alike.

Conveniently located close to a variety of local shops and amenities, everything you need is right on your doorstep. The flat also benefits from excellent transport links, with both Selhurst Railway Station and Norwood Junction Railway Station nearby, providing easy access to Central London and surrounding areas.



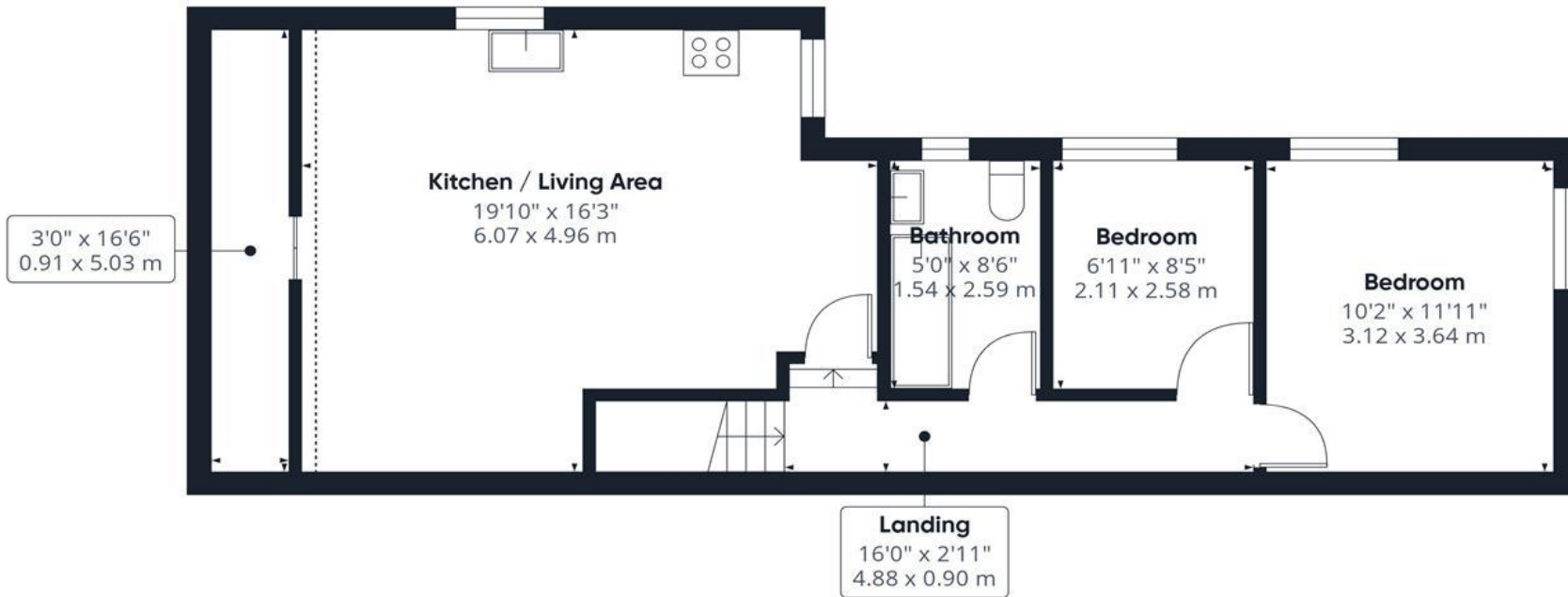
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	81	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area⁽¹⁾

603 ft²
55.9 m²

Reduced headroom

57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 999 years remaining

Service Charge – £100

Building Insurance – Approximately £300

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

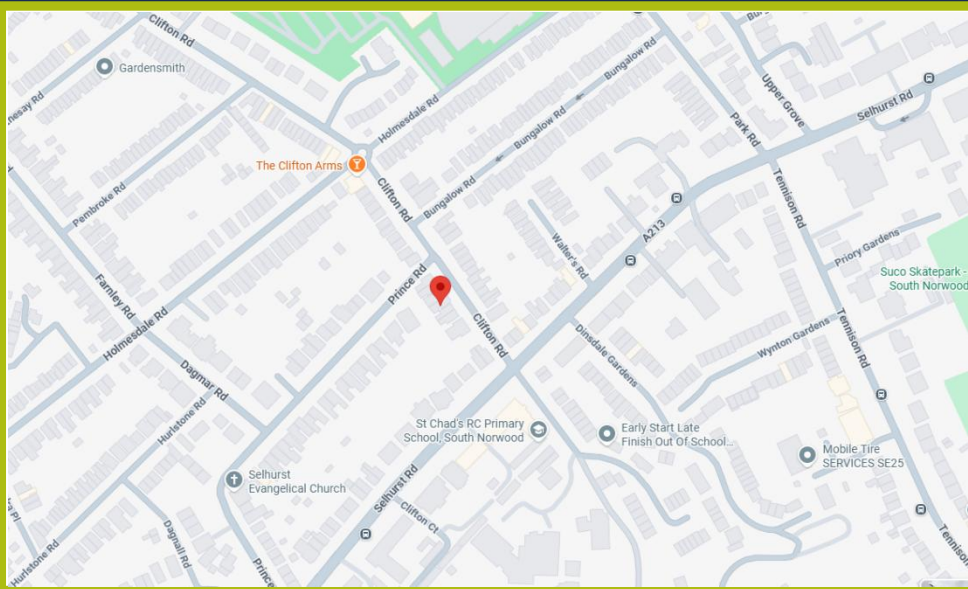


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

