

# Truuli



## Selhurst New Road, London, SE25

£220,000 Leasehold

- Decorative order throughout
- Access to communal garden
- One double bedroom
- Open plan living and kitchen area
- Loft space
- Chain free
- Three piece bathroom suite

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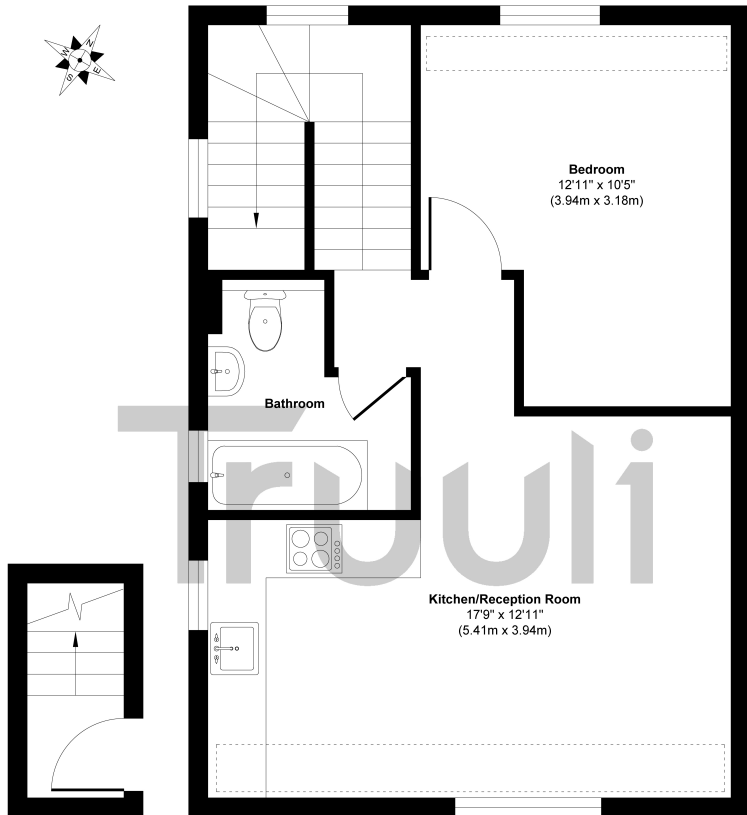
£220,000 Leasehold

Set within a residential road moments away from Selhurst Rail Station is this top floor one bedroom conversion flat, offered to the market with no onward chain.

Presented in decorative order throughout the flat comprises of; one double bedroom, a well presented three piece bathroom suite, a spacious and modern open planned living and kitchen area, along with loft storage. There is also access to communal gardens.

Selhurst New Road is located approximately 0.3 miles from Selhurst Rail Station which has a selection of convenience shops and efficient services to Central London and Surrey.

## Selhurst New Road SE25 2PU



First Floor  
Approximate Floor Area  
26 sq. ft  
(2.4 sq. m)

Second Floor  
Approximate Floor Area  
425 sq. ft  
(39.50 sq. m)

Approx. Gross Internal Floor Area 451 sq. ft / 41.90 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	55	(39 to 54) <b>E</b>	51
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

