

# Truuli



## Baskerville Court, Selhurst Road, London, SE25

£285,000 Leasehold

- Allocated parking space
- Two double bedrooms
- Loft storage
- Communal garden area
- Moments away from Selhurst Rail Station
- Recently extended lease ( 171 years approx )
- Chain free

# Baskerville Court, Selhurst Road, London, SE25

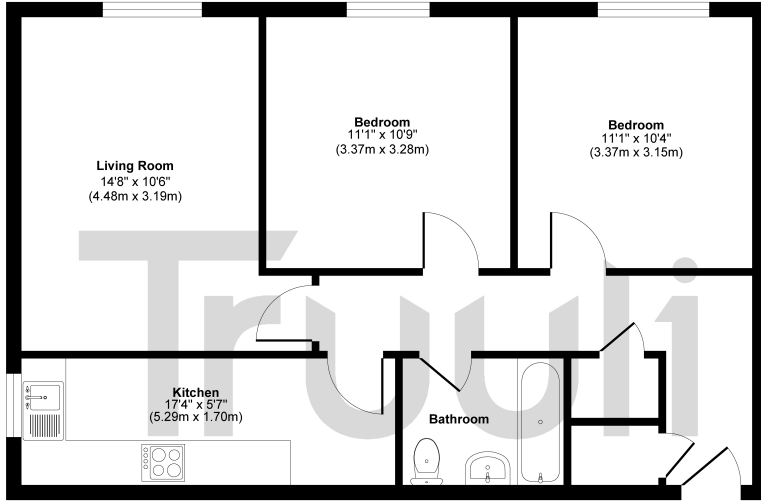
£285,000 Leasehold

Situated in a purpose built building located on Selhurst Road, which is a stone's throw away from Selhurst Rail station this two double bedroom apartment is immediately available to view.

This spacious apartment comprises of; a hallway with ample storage, a three piece bathroom suite, two double bedrooms, a large reception room and a well-presented kitchen. The property is on the top floor of the building so it also includes the benefit of loft storage as well as parking facilities and access to a communal garden.

The apartment is approximately 0.1 miles from Selhurst Rail Station which has a selection of convenient shops and efficient services to Central London and Surrey. Norwood Junction Overground is also on the same road approximately 0.6 miles away and offers alternative transport across London too including a fast train to London Bridge Rail Station.

## Baskerville Court



Floor Plan  
Approximate Floor Area  
664 sq. ft  
(61.70 sq. m)

Approx. Gross Internal Floor Area 664 sq. ft / 61.70 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>	74	(69 to 80) <b>C</b>	77
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(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	
	80		83
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

