

Truuli



Flat 1, 55 Saxon Road, London, SE25 5EH

£265,000 Share of Freehold

- Private garden
- Light modernisation needed
- Close to amenities
- Chain free
- Great first time buy or rental investment
- No service charge

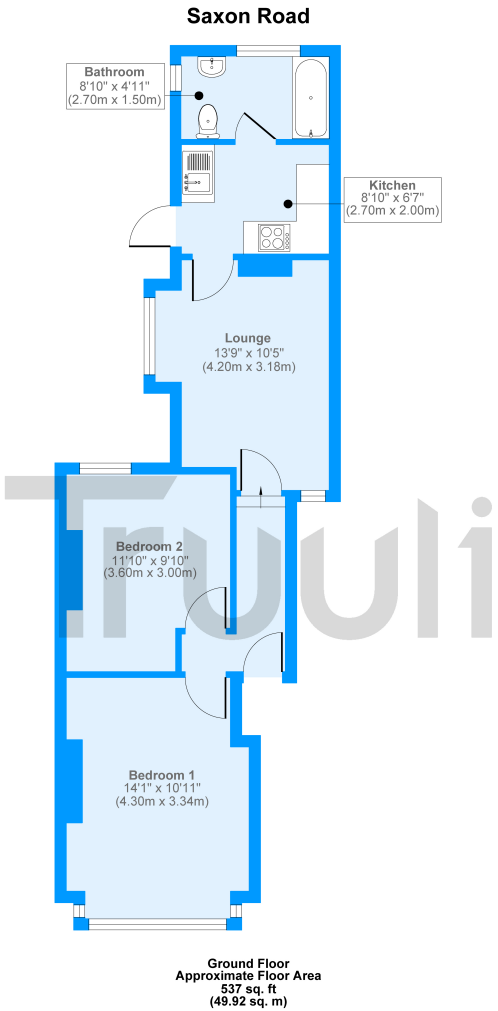
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We are pleased to present to the market this chain free, ground floor flat located on Saxon Road in Selhurst.

Upon entry you step into the hallway and then you have the first bedroom immediately to your left which has a plethora of light due to the large double glazed windows. The second bedroom is a double bedroom with views of the private rear garden. At the end of the hallway there is the reception room which allows direct access to the well-presented kitchen with a range of wall and base units along with plumbing for a washing machine. The bathroom is a three piece suite and at the rear of the property with privacy glass. The large private rear garden is accessed through the kitchen.

Saxon road is only just 0.2 miles from Selhurst station, 0.5 miles from Thornton Heath station and 0.8 miles from Norwood junction, all stations have excellent transport links into London. Viewings are heavily advised.



Approx. Gross Internal Floor Area 537 sq. ft / 49.92 sq. m

Produced by Elements Property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		76	(69 to 80) C		79
(55 to 68) D	60		(55 to 68) D	59	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

