

Truuli



Selhurst New Road, London, SE25

£250,000 Leasehold

- Bright and airy throughout
- Separate kitchen
- Period features
- Within walking distance of Selhurst Railway Station
- High ceilings
- Garden area with brick built BBQ
- Nearby green spaces

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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Vendor's comments: "Very spacious one bed flat built in a period building. The high ceilings and large bay window really help bring the light into the property and make for a very comfortable home.

The property was redecorated in 2016 with a new bathroom and an updated kitchen. The private garden area (which is part of the lease) was renovated in 2017 to include a patio/terrace. There is also a brick-built BBQ in the garden for those long summer days.

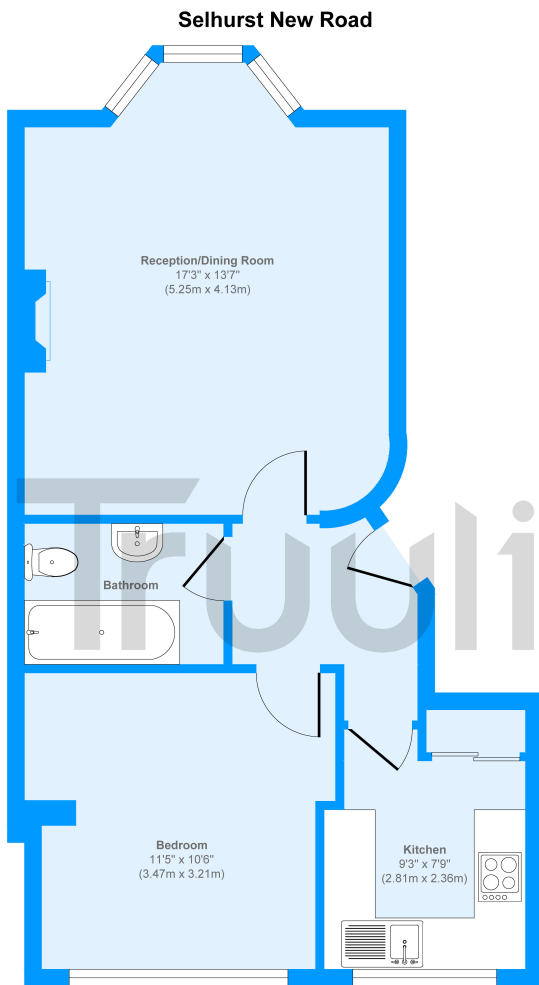
The entrance and communal areas are clean and neutral with parking easily available on the road outside.

Selhurst station is a 4 min walk away with trains to Balham, Clapham Junction, London Victoria, and London Bridge. There are also local bus services from the end of the road for Croydon town centre etc.

There are plenty of green spaces nearby including King George's field, Heaver's Meadow, South Norwood Recreation ground and the huge South Norwood Country Park.

Selhurst/Norwood Junction is improving year on year with a new selection of restaurants and bars in the area opening - it really is a great area to live.

We'd love to stay in the area but our budget for a new place means we need to move further out of town."



Upper Ground Floor
Approximate Floor Area
474 sq. ft.

| 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 | | (69 to 80) C | |
| (55 to 68) D | 58 | (55 to 68) D | 63 |
| (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 | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England, Wales & N.Ireland | | England, Wales & N.Ireland | |

