

# Truuli



## Selby Road, London, SE20

£400,000 Leasehold

- Share of freehold
- Ground floor Maisonette
- Two double bedrooms
- Modern fitted kitchen
- Scandinavian style decor
- Bright and airy throughout
- South facing rear garden
- Off street parking
- Electric / Hybrid car charger
- Side access to property and garden

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\*\*\*Vendor comments:\*\*\* "We fell in love with the open plan living space which opens onto the sizeable garden and we knew straight away this was the flat for us. Over the years it's been the perfect space for entertaining friends, having BBQs in the summer and dinner parties in the winter. The south facing garden gets uninterrupted sunshine all day and with no neighbours either side it's been our little haven, away from the hustle and bustle of London.

The flat needed a lot of work when we first moved in but we knew we wanted to live here for a long time so it became a labour of love. We took our time renovating each room and it is now a space we are really proud of and visitors are always highly complimentary of.

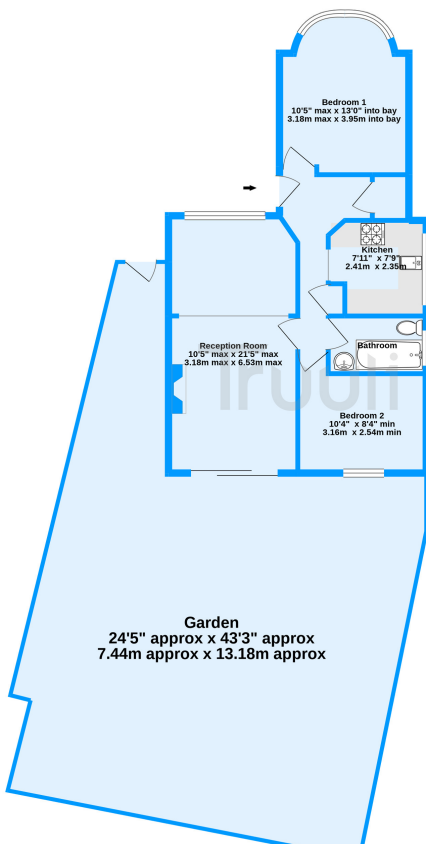
The neighbours were so welcoming when we moved in. We found that stopping for a friendly chat can really brighten up our day. Kenny, who owns the garage next door, is always around when we have ever needed help with DIY or signing for our post.

Most people are familiar with the charms of Crystal Palace which is a 20 minute walk away; the antique and boutique shops as well as the abundance of cafes and restaurants means there's never a shortage of places to go. What surprises most people is South Norwood which is only a 5 minute walk away. In recent years it has been transforming to a bustling high street with new places opening up all the time; our favourite night out is a few beers in the Craft beer cabin, followed by pizza at Mama Doughs and a sweet treat from Walnut and Honey.

We love the outdoors so what we will really miss about the area is the local parks which we regularly go for runs in. South Norwood Country Park with its winding woodland paths makes it easy to get lost in, Betts park is an expansive space of green with a play park for children to let off some steam. South Norwood lakes is ideal for a leisurely stroll around its border followed by an ice cream on one of the pontoons is perfect.

It's been an exciting 4 years living here and although we had planned on being here for much longer, since having our child earlier this year we need to move closer to our family in Surrey. We hope someone will love it as much as we have".

Selby Road, SE20



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>	
(56 to 68) <b>D</b>		(56 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>	
	<b>72</b>		<b>71</b>
	<b>56</b>		<b>50</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	

