

255 Selhurst Road, London, SE25 6XD



£229,950



## Flat - Purpose Built

- Purpose Built Penthouse Apartment
- Communal Gardens
- Electric Heating
- Very Convenient For South Norwood High Street With Its Eclectic Mix Of Cafes & Shops
- Must Be Viewed Internally To Be Appreciated
- Refitted Family Bathroom
- Double Glazing
- Allocated Parking
- Norwood Junction BR/Overground Station Is Very Nearby
- Presented To The Market In Good Order Throughout



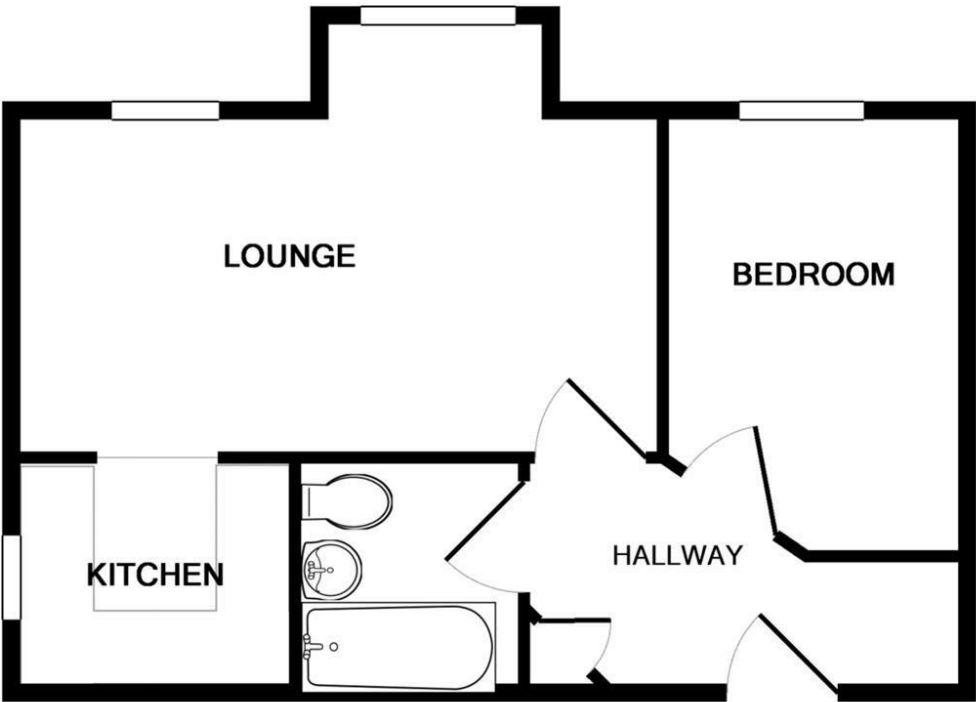
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We are pleased to present this charming one-bedroom purpose-built penthouse apartment, offering bright, airy, and well-proportioned accommodation throughout. This top-floor home boasts a spacious living room bathed in natural light through double windows, a fully fitted modern kitchen, and a stylish contemporary bathroom featuring a white suite. Situated within well-maintained communal grounds, the property enjoys a prime location for commuters, moments from Norwood Junction BR/Overground Station, providing fast and direct access into Central London. Residents will also benefit from proximity to South Norwood High Street, offering an excellent mix of shops, cafés, and everyday amenities. For those who enjoy the outdoors, South Norwood Lake and Park and South Norwood Country Park are nearby, offering green space and recreational opportunities. These apartments are always in demand - especially with first-time buyers - thanks to their convenience, style, and location. Early viewing advised.

Tenure: Leasehold - Lease term: 125 years from 1st of July 1985 - Ground Rent: £100.00 PA rising Service charge:- £1,031.49 half yearly PA - EPC Rating - Council Tax Band B - allocated parking

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	73
EU Directive 2002/91/EC		



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.  
If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.  
If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.