

Selhurst Place, London, SE25 5PY



Guide Price £240,000



## Flat - Purpose Built

- GUIDE PRICE £240,000 - £260,000
- Ground Floor
- Lease being extended to 125 years or more
- Fitted Kitchen
- Own Private Balcony
- Purpose Built Contemporary 2 Bedroom Flat
- Double Glazing/Some Electric Heating
- Recently Redecorated
- Bathroom In White
- No Onward Chain & We Hold Keys

# Selhurst Place, London, SE25 5PY

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We are pleased to offer this purpose-built, modern two-bedroom ground-floor flat offering deceptively spacious accommodation with its own private balcony overlooking gardens to the rear, perfect for outdoor relaxation. The property comprises two well-proportioned bedrooms, a bathroom finished in white, and a fitted kitchen. Having the benefit of being recently redecorated in neutral tones, early viewing is advised to avoid disappointment. Offered with no onward chain and keys held for convenience, the flat is ready for immediate viewing. Ideally located near Selhurst BR Station, providing frequent services to London, and well-served by local bus routes. Selhurst Road, with its variety of shops, including a Co-op Local, is just a short distance away.

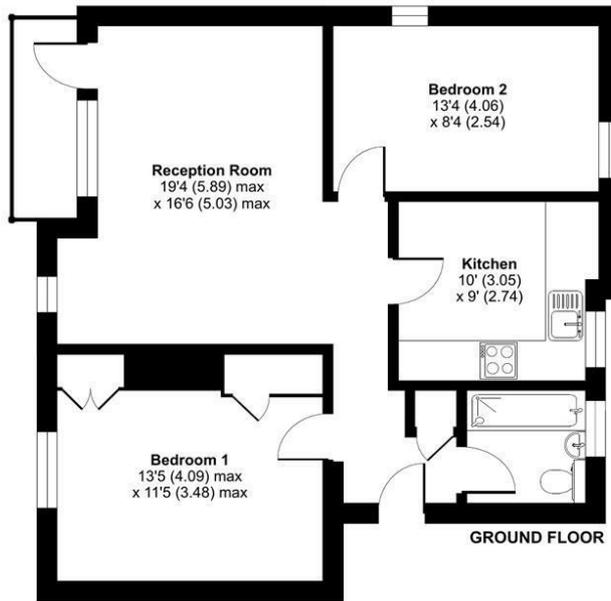
Tenure: Leasehold Lease term: New Lease of 125 years Service charge: £591.96 (01/04/24 - 31/03/2025) Ground rent: £10.00 PA EPC Rating: E - Croydon Council Tax Band: C

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/>

## Selhurst Place, London, SE25

Approximate Area = 667 sq ft / 62 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rihcecom 2025. Produced for Home Castle. REF: 1239613

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.