

Selhurst Road, London, SE25 6NA



Guide Price £220,000



Flat - Purpose Built

- Purpose Built One Bedroom Apartment
- Spacious Modern Kitchen
- Double Glazing
- Entry Phone
- Selhurst BR & Norwood Junction BR/Overground Stations Serve The Area
- Set In a Contemporary Development
- Garage En Bloc
- Electric Heating
- Bathroom With White Suite
- Very Convenient For Local Shops & Amenities

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GUIDE PRICE £220,000 - £230,000 - A one-bedroom purpose-built flat which simply must be viewed internally to be fully appreciated. This bright and well-maintained apartment features a modern refitted kitchen, a spacious double bedroom and a refitted bathroom in white. Additional benefits include a garage en bloc and a long lease of approximately 148 years. Perfectly positioned with excellent transport links, the property is served by Norwood Junction and Selhurst BR Stations, both offering frequent services into Central London. Several bus routes are also close by, making commuting a breeze. The location is ideal for those who enjoy a mix of city access and green space. South Norwood High Street with its eclectic range of shops, cafés and amenities is within easy reach, while South Norwood Country Park and Norwood Lake and parkland offer beautiful spots for leisure and relaxation. Early viewing is highly recommended to avoid disappointment.

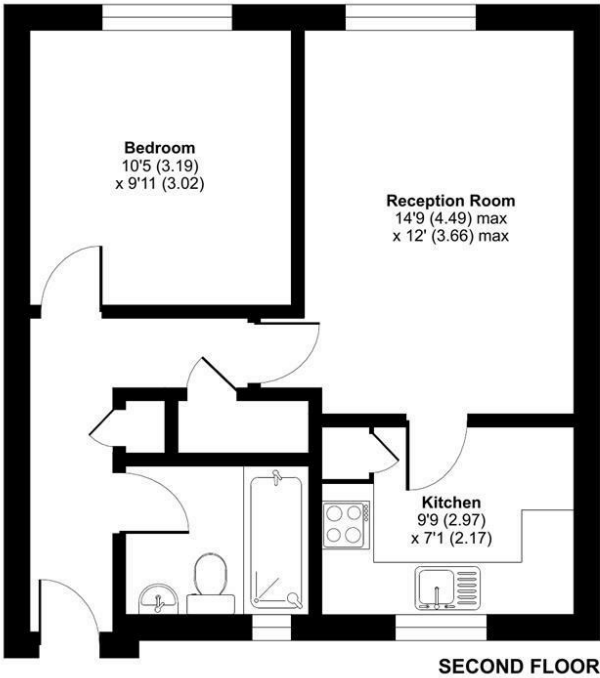
Tenure: Leasehold Lease term: 189 years from & including 25th March 1984 Ground Rent: peppercorn - Service charge: £451.00 paid every 6 months - Buildings Insurance £165.00 (June 2024 - 2025) - EPC Rating E - Council Tax Band B

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/>

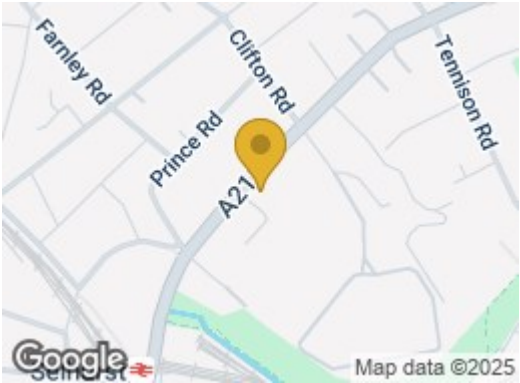
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Approximate Area = 467 sq ft / 43.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2025. Produced for Home Castle. REF: 1284500

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		
EU Directive 2002/91/EC		
		73
	54	



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.