



**Flat 5, 236 Selsdon Road**  
South Croydon, CR2 6PL

**Offers Over £340,000**



## Flat 5, 236 Selsdon Road

South Croydon, CR2 6PL

This modern two bedroom apartment in South Croydon offers stylish living with excellent connectivity, perfectly suited for professionals or young families alike.

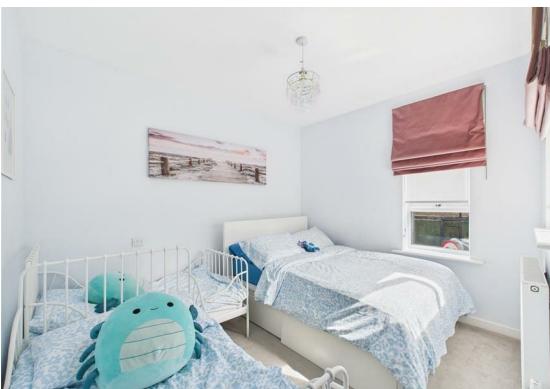
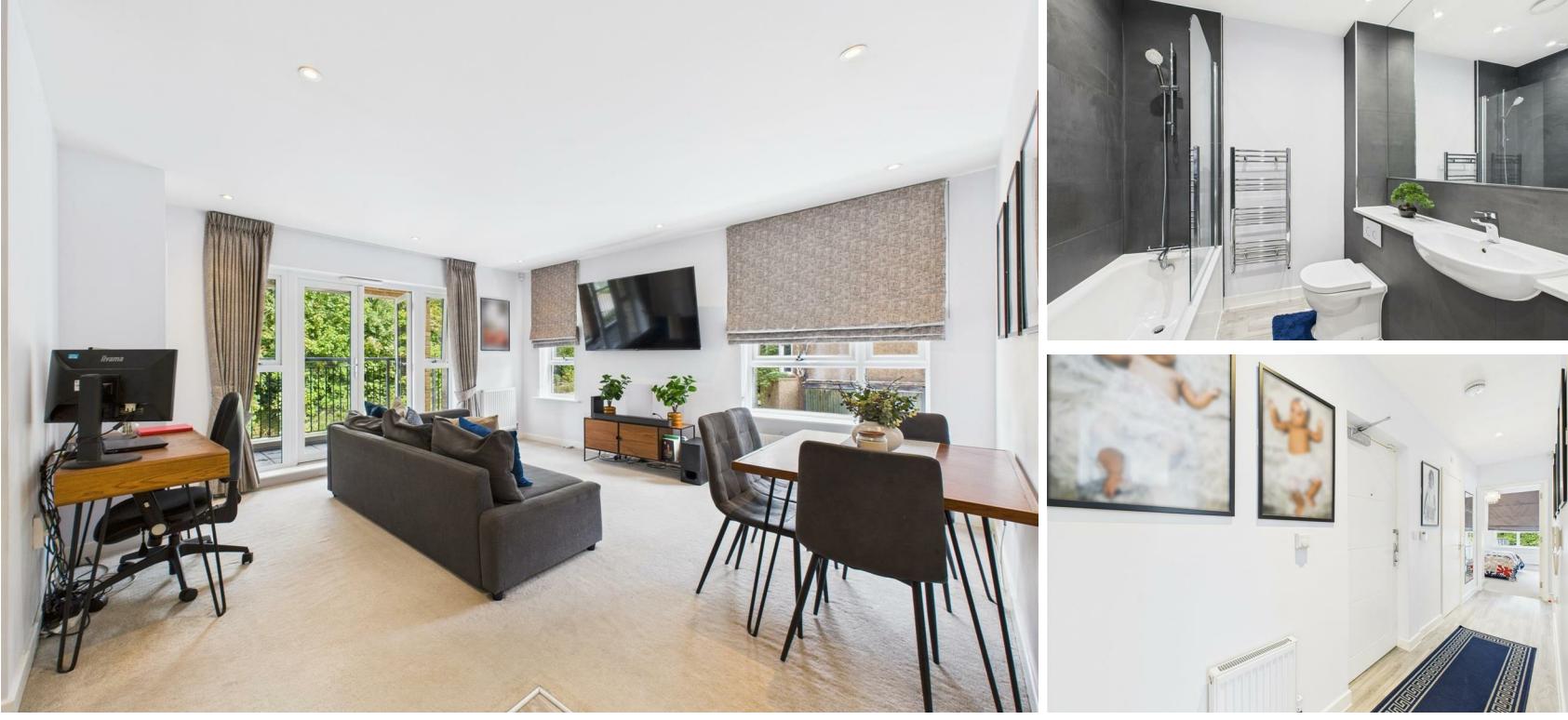
The open plan living space creates the ideal hub for both entertaining and everyday life, with a sleek integrated kitchen and direct access to a spacious balcony, perfect for enjoying a morning coffee or unwinding in the evening. Both bedrooms are generously sized, with the master benefitting from an ensuite shower room, while the second bedroom features double built in wardrobes. A further modern family bathroom adds to the practical layout.

The property has also started the process of acquiring a share of the freehold, adding long term appeal and future security for an incoming purchaser.

Additional features include allocated parking, double glazing, gas central heating and a secure video entry phone system, ensuring both comfort and peace of mind.

Located within easy reach of both South Croydon and Sanderstead stations, the property is well placed for fast links into central London as well as local shops, restaurants and green spaces.

Offered to the market in excellent condition, this is a fantastic opportunity to secure a contemporary home in a highly convenient location.





Entrance Hall

Living Room/Dining Room  
17'10" x 15'4" (5.45m x 4.69m)



Kitchen

7'3" x 7'6" (2.22m x 2.3m)

Balcony

14'8" x 4'4" (4.48m x 1.34m)

Bedroom

12'0" x 9'7" (3.67m x 2.93m)

Ensuite

5'10" x 4'4" (1.79m x 1.33m)

Bedroom

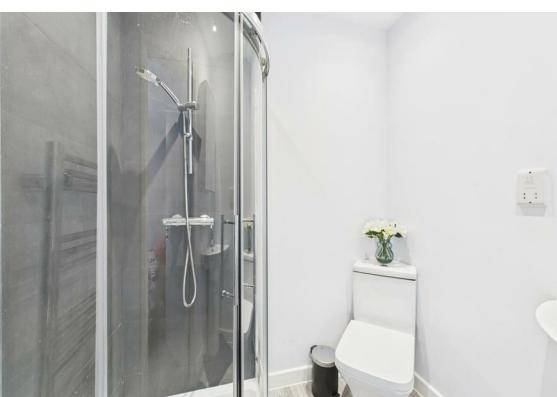
10'2" x 8'11" (3.12m x 2.74m)

Wardrobe Area

7'5" x 3'1" (2.28m x 0.94m)

Bathroom

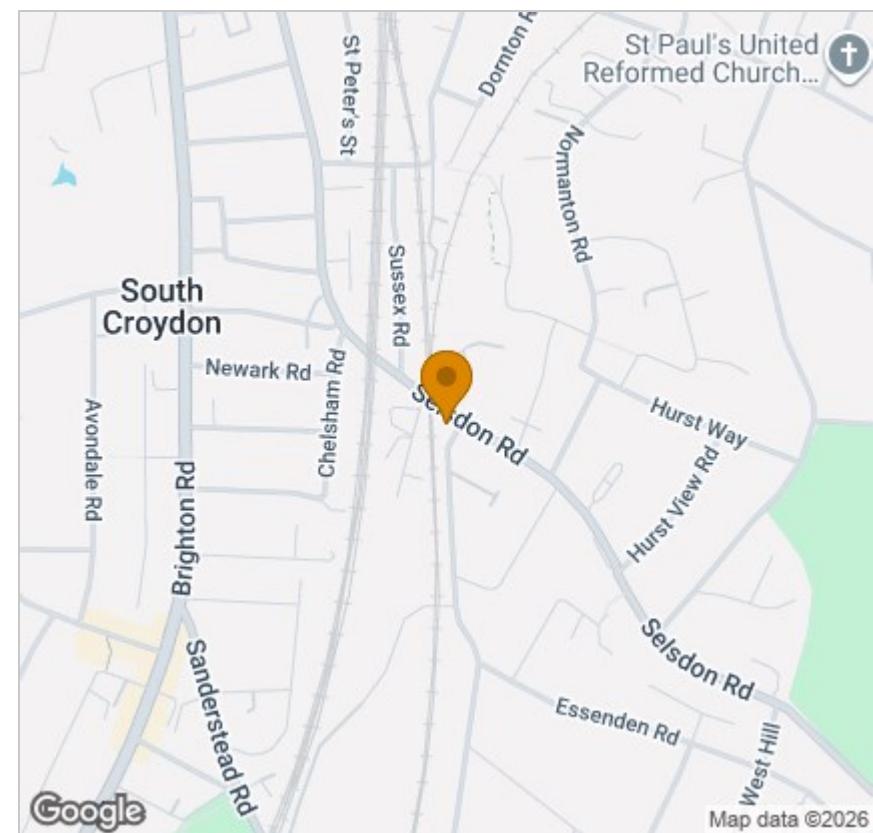
5'10" x 6'4" (1.78m x 1.94m)



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

