



Selhurst Road, SE25

£275,000 *Leasehold*



Winkworth is pleased to offer this lovely modern two-bedroom flat for sale on Selhurst Road.

KEY FEATURES

- Two generous bedrooms
- Stunning Victorian conversion
- Modern kitchen & bathroom
- Well maintained by the current owners
- Great location - close to excellent transport links and local amenities



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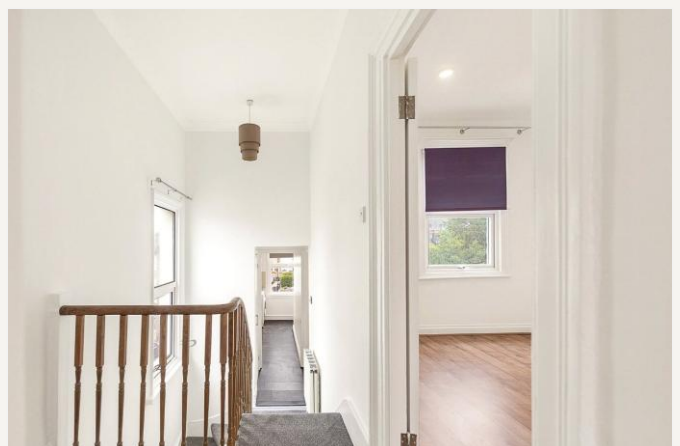
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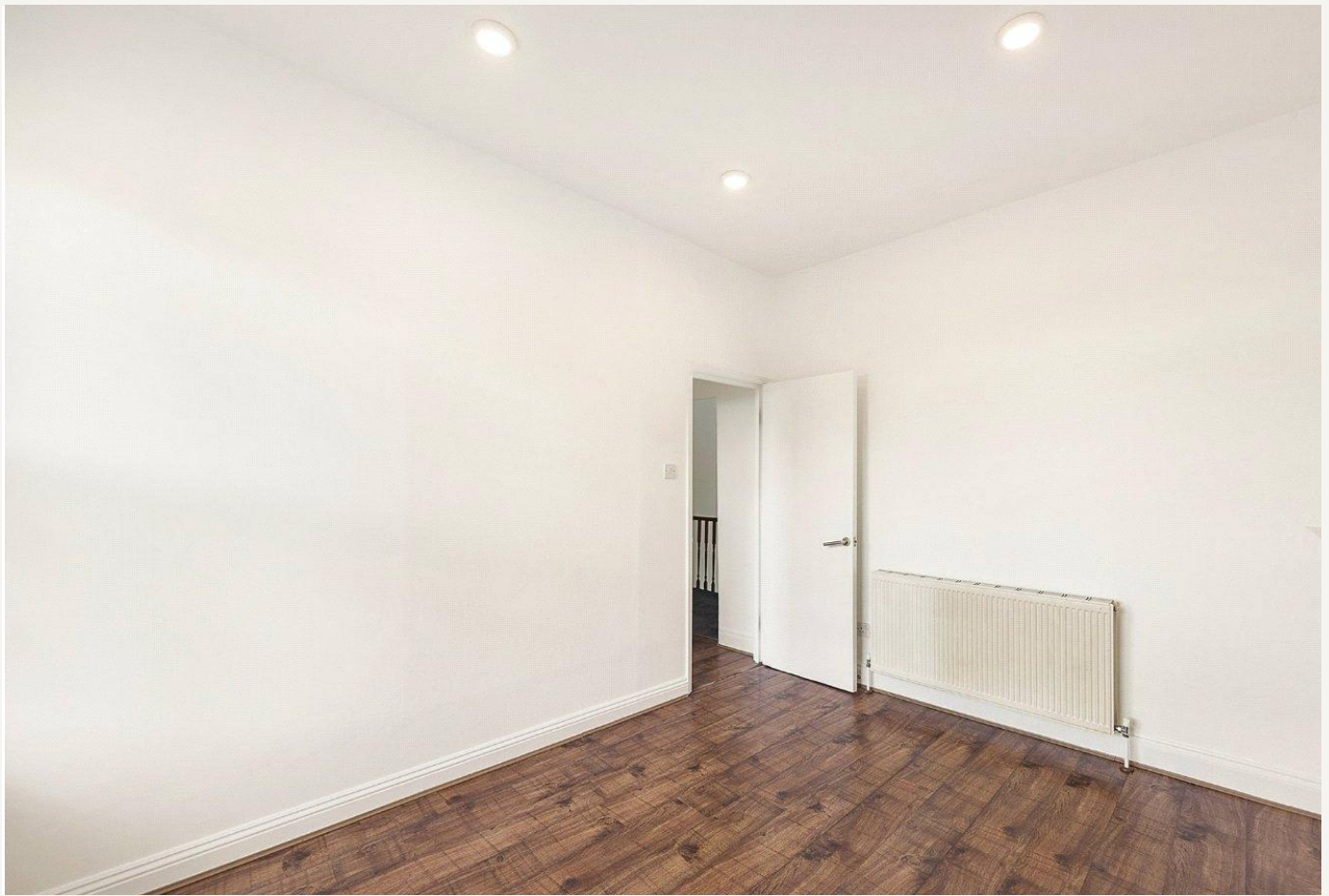
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The property is located on the first floor of a period conversion and comprises; a modern fitted kitchen with hard-wood flooring, a good-sized double bedroom and one single bedroom. The property further benefits from retained period features such as high ceilings and fireplaces.

Ideally located for both Selhurst Station which offers links into Balham for the Northern line tube and London Victoria in 30 minutes and Norwood Junction Station which offers fast links into London Bridge in 13 minutes plus the benefit of the Overground network. Residents also the lovely green spaces of Selhurst Park and South Norwood Recreation Grounds to choose from for entertainment.





MATERIAL INFO

Tenure: Leasehold

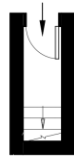
Term: 99 years and 3 months

Service Charge: £1,100 per annum

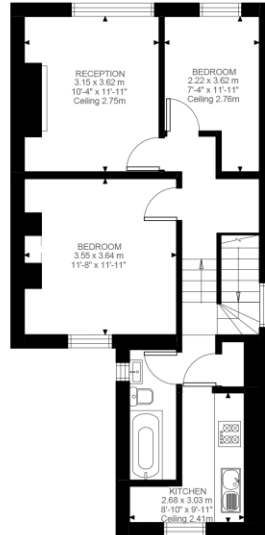
Ground Rent: £100 Annually (subject to increase)

Council Tax Band:

EPC rating: E



Entrance To First Floor
26 ft²



First Floor
574 ft²

Selhurst Road, SE25
Approximate Gross Internal Area
55.72 SQ.M / 600 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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