



**1 Bed**

**Flat - Purpose Built**

**Selhurst Road**

**South Norwood**

**Asking price**

**£220,000**

**Leasehold**

- One bedroom purpose built flat
- Reception room
- Fitted Kitchen
- Double glazing throughout
- Electric heating system
- Communal parking
- Ideal First time buy or Investment
- Close to Norwood Junction station
- Communal Gardens



Selhurst Road  
South Norwood  
London  
SE25 6XD

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 area nearby, offering green space and recreational opportunities. These apartments are always in demand - especially with first-time buyers. Tenure: Leasehold - Lease term: 125 years from 1st of July 1985 - Ground Rent: £100.00 PA rising Service charge:- £1,031.49 half yearly. Council Tax Band B



1

#### Entrance Porch

Communal entrance. Entry phone system

#### Entrance Hall

Front door. Entry phone handset. Carpet as laid.

#### Reception room

17'6 x 11'10

Double glazed window to front. Storage heater. Carpet as laid.

#### Kitchen

7'6 x 6'2

Double glazed window to side. Range of wall and base units with work surfaces over. Built-in oven and hob. Extractor hood. Single drainer sink unit.

#### Bedroom One

11'9 x 8'2

Double glazed window to front. Storage heater. Carpet as laid.

#### Bathroom

Panelled bath with shower. Pedestal wash hand basin. Low level WC. Vinyl flooring.

#### Garden

Communal gardens.

#### Parking

Communal parking.

#### Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with 125 years from 1985 - 84 years remaining, Ground Rent £100.00pa and Service Charge £2650pa" (Awaiting verification).

#### Authority

London Borough Of Croydon. Band B £1840.93



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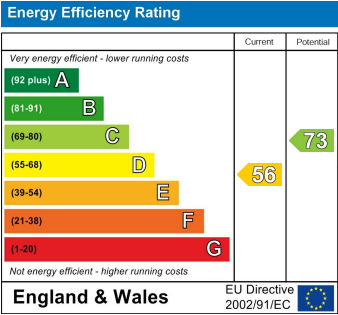
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CONTACT

5 High Street  
London  
SE25 6EP

E: [Info@northwoods.co.uk](mailto:Info@northwoods.co.uk)  
T: 020 8653 3377  
[northwoods.co.uk](http://northwoods.co.uk)

