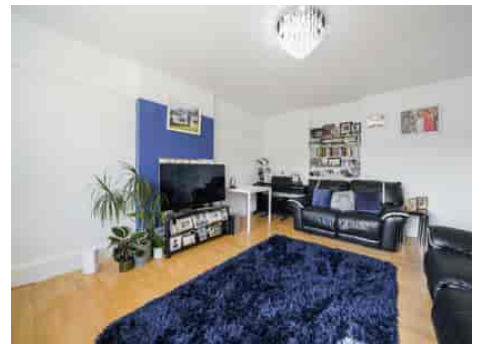


# Truuli



## Selsdon Road, South Croydon, Surrey, CR2 6PY

£325,000 Share of Freehold

- Wonderfully spacious
- Share of freehold
- Double glazed windows throughout
- Excellent transport links awaits
- Large, beautiful and well-kept local parks are nearby
- All great local amenities are within close proximity
- Share of freehold 975 years lease
- 2 minutes walk to South Croydon Station
- No service charge and no ground rent
- Close to great Primary and Secondary schools
- New kitchen and bathroom

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Selsdon Road, South Croydon, Surrey, CR2 6PY

£325,000 Share of Freehold

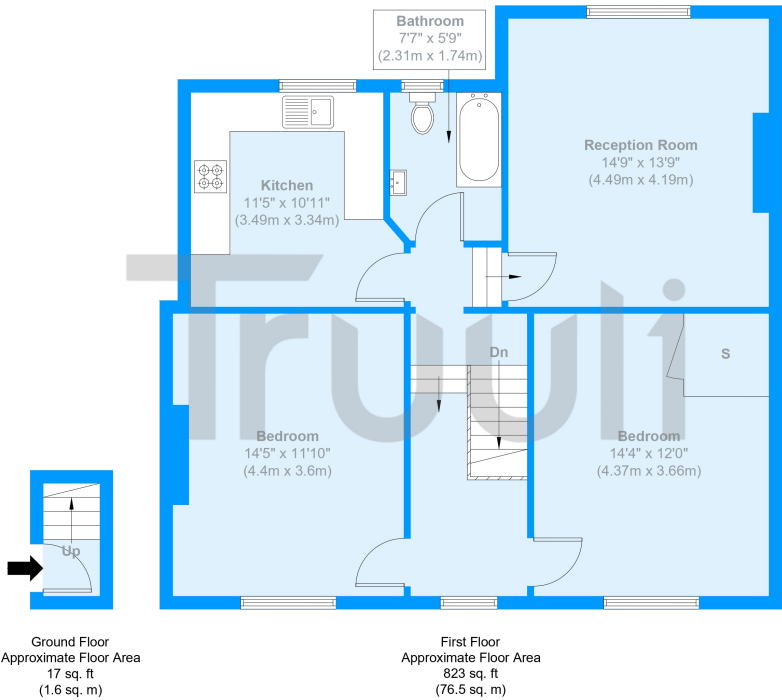
\*\*\*Vendor's comments\*\*\*"After years of love and care, we're proud to offer our beautiful 2-bedroom, split-level maisonette—a home that's full of natural light, warmth, and thoughtful design. Set on the first floor of a charming period property, this spacious and stylish sanctuary offers rare benefits with a 975-year lease, no ground rent, and no service charge—providing true peace of mind and a strong sense of ownership.

Recently updated with a modern kitchen, tasteful décor, and practical touches throughout, this home has been designed with both style and comfort in mind. The generous layout includes two large bedrooms and a bright, airy living area—perfect for families, professionals, or anyone seeking space to grow.

Location is everything, and here you're just 2 minutes from South Croydon Station, making commuting to London effortless. The area is also rich with top-rated schools like Heathfield Primary and Harris Academy, making it ideal for young families. Step outside and you'll find a vibrant high street full of restaurants, cafés, pubs, and essential shops—all within walking distance. Excellent bus routes offer direct access to Streatham, Bromley, Norbury, and more.

This isn't just a flat—it's a well-loved home filled with happy memories and positive energy. Whether you're starting your journey or seeking a forever space, we believe you'll feel right at home here."

Selsdon Road



Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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