

Truuli



Selsdon Road, South Croydon, Surrey, CR2 6PW

£210,000 Leasehold

- Vibrant community atmosphere
- Quality bars and restaurants on South End
- Excellent and efficient transport links
- Excellent local amenities
- Good order throughout
- No onward chain

Southbridge Place, Croydon, Surrey, CR0 4HA

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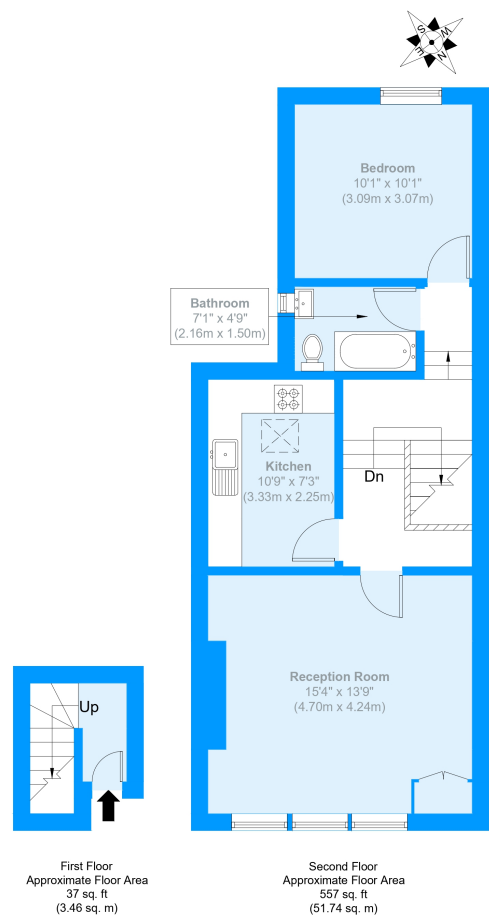
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Vendor comments" I've truly loved living in my home on Selsdon Road, South Croydon. It's a peaceful yet exceptionally well-connected location that strikes the perfect balance between calm and convenience.

South Croydon Station is just a short walk away and multiple nearby bus routes (64, 359, and 412) offer easy access across Croydon and into Central London. The neighbourhood is vibrant, with independent cafés, local shops and plenty of green spaces to enjoy."

Selsdon Road



Approximate Gross Internal Area = 55.2 sq m / 594 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	60	60
(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, Scotland & Wales		
EU Directive 2002/91/EC		