

Truuli



Selsdon Road, South Croydon, Surrey, CR2 6PL

£350,000 Share of Freehold

- Short walk to South Croydon, Sanderstead and Purley Oaks stations
- Share of Freehold
- Easy access to Gatwick Airport for frequent travellers
- Exceptional natural light throughout the flat
- Generous two-bedroom, two-bathroom layout
- Large private balcony
- EPC B rating – energy-efficient, lower bills, and environmentally friendly.
- No Ground Rent and £800 Service Charge per 6 months

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£350,000 Share of Freehold

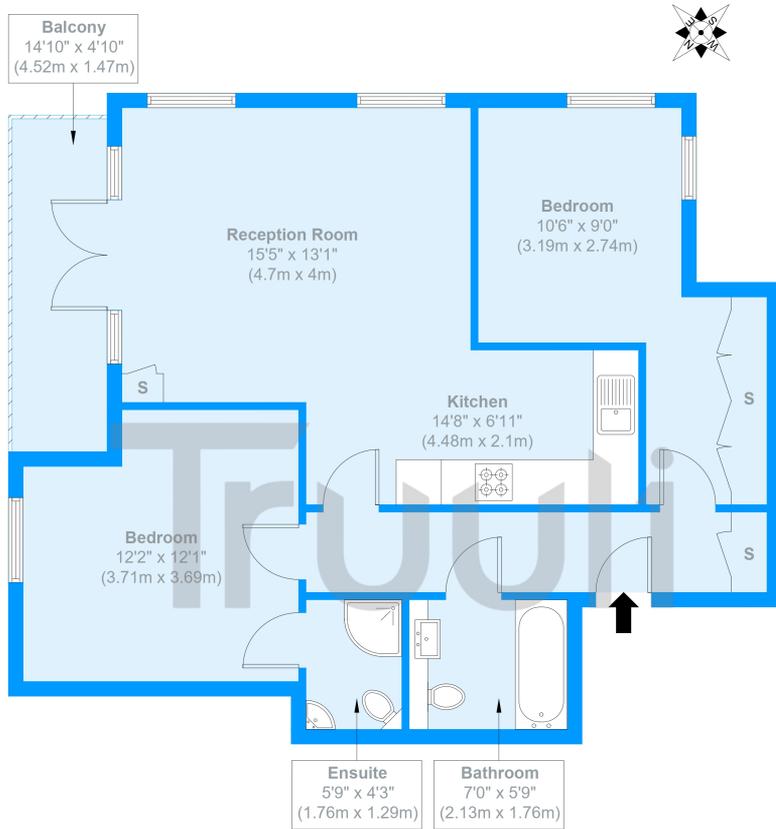
An exceptional two-bedroom, two-bathroom, share of freehold apartment. A home that combines modern living with a generous layout and breathtaking natural light.

Just a short walk away, South Croydon, Sanderstead, and Purley Oaks stations offer excellent rail links into central London and beyond, making commuting straightforward and convenient. The neighbourhood boasts a friendly community atmosphere, with well-regarded schools such as Harris Academy and St Peter's Primary nearby, making it a wonderful choice for families.

For those who enjoy the outdoors, Croham Hurst Woods is moments away, providing beautiful walking routes and a peaceful retreat from the bustle of city life. With buses running directly to East and West Croydon, shops, restaurants and local amenities are also within easy reach, ensuring a perfect balance between convenience and calm.

With an EPC rating of B, this energy-efficient home ensures lower utility bills and a reduced environmental footprint, while a share of freehold ownership offers security and peace of mind. Notably, there is no ground rent and the service charge is just £1,600 per year, adding to the financial appeal of this impressive property.

Selsdon Road



First Floor
Approximate Floor Area
729 sq. ft
(67.7 sq. m)

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft
Balcony = 6.6 sq m / 71 sq ft
Total = 74.3 sq m / 800 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	

Used for illustrative purposes only. The plan has been prepared in accordance with the R... be relied on. Maximum lengths and widths are represented on the floor plan. If... mission your own inspection of the property.

