

Truuli



Brambling Court, Selhurst Road, London, SE25

£290,000 Leasehold

- Gated development
- Allocated parking space
- Close proximity of South Norwood mainline station
- Two large built-in cupboards off the entrance hall
- Well equipped kitchen with a good amount of counter-top space
- L-shaped reception room with Juliet balcony
- Long lease (in excess of 100 years)
- Excellent community atmosphere

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** Vendors comments ** "We have lived in the flat for five years now. We initially rented it from a friend who had owned it for 12 years but moved out of London. When he asked us if we would like to buy it we jumped at the chance. We're hoping to stay in the same area as we really love it but it's time to get something bigger.

The flat is a really good size for the area with generously proportioned rooms. A double bedroom and a good-sized single bedroom which is currently doubling up as an office and is great for home working. The bathroom is bigger than average and the very large bath was replaced 18 months ago, at the same time as we re-grouted all the tiling. The kitchen is well equipped and has a good amount of counter-top space and room for a fridge freezer and washing machine. I've cooked for eight people in there and had room for all the pots and pans.

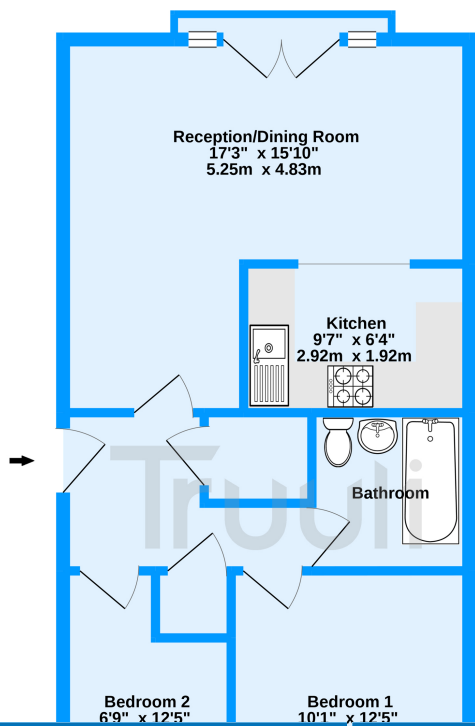
We've never lacked for storage as there are two large built-in cupboards off the entrance hall and the double bedroom has space for a large wardrobe. We really love having art on the wall and decorated with this in mind, everything has been repainted in the last two years.

The flat has a long lease (over 150 years) and no ground rent. There is a service charge which you can pay monthly that covers all the work to maintain the building and gardens, as well as, the buildings insurance for each flat. The chairman of the management company lives on site so any issues with the building are seen to very quickly and any improvements usually come out of the service charge reserves. There's an excellent community atmosphere and all our neighbours are easy to get along with.

The flat has communal gardens both front and back which are regularly maintained by a gardener and used by the residents. The flat also comes with a designated parking space denoted on the deeds to the flat. This is behind secure electric gates which have a key fob for cars and keypad entry for pedestrians.

Norwood junction station is a 7-minute walk away which has fast trains to London Bridge (12 minutes) as well as trains to London Victoria (25 minutes). It also has a Thameslink service which goes to St Pancras (25 minutes) and Gatwick Airport (30 minutes) as well as London Overground trains that go between West Croydon and Highbury and Islington. If you ever need to go further afield East Croydon station is only one stop away and connects with much of the south coast. Selhurst station is 12 minutes down the hill and has regular services to London Victoria via Clapham Junction.

First Floor
602 sq.ft. (55.9 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	72	(69 to 80) C	74
(55 to 68) D		(55 to 68) D	64
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

