

# Truuli



## Selhurst Road, London, SE25 5QA

£220,000 Leasehold (to be confirmed)

- Close to Selhurst & Norwood Junction train stations
- 174 year lease on completion
- Communal parking and garden
- No onward chain
- First floor conversion flat
- Good order throughout

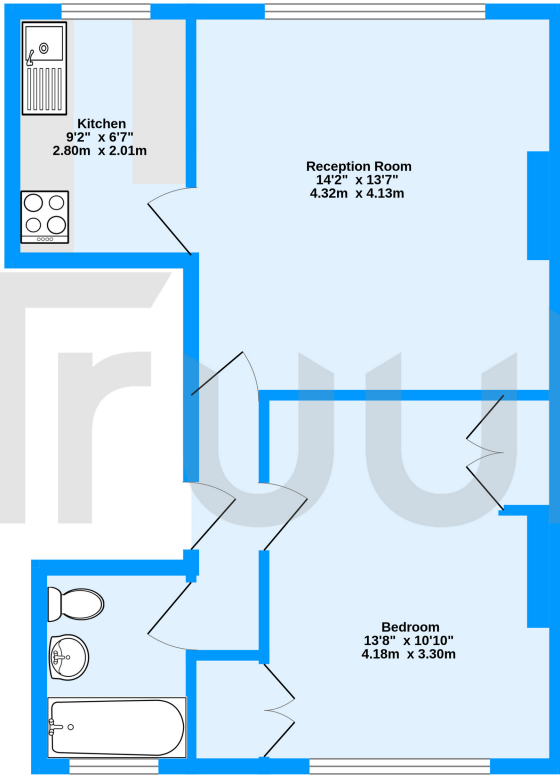
# Selhurst Road, London, SE25 5QA

£220,000 Leasehold (to be confirmed)

This charming and generously sized first-floor conversion apartment is ideally located just moments from Selhurst and Norwood Junction stations, offering excellent transport links to central London, as well as convenient bus routes and local amenities.

The property comprises a spacious double bedroom, a bright and airy lounge diner and a well-appointed kitchen, providing a comfortable and practical living space.

Ground Floor  
473 sq.ft. (43.9 sq.m.) approx.



Selhurst Road, London, SE25  
TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

