



Selby Road SE20
£500,000

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In general

- 1268 sq ft / 117.8 sq m
- Three bedroom period conversion
- Large private mature garden
- Modern kitchen with island
- Utility space
- A share of the freehold
- Convenient for transport links

In detail

A fresh, inviting and characterful three bedroom period conversion with a private garden.

The accommodation is arranged over two levels and occupies the majority of the building, totalling 1268 sq ft / 117.8 sq m.

The current owner has put much thought and effort to create a warm and homely space that is quite uncommon in the local market.

Highlights include a well-designed modern kitchen with a sit-up island and a utility space, a light and bright reception room, a generous master bedroom with a skylight, plenty of eaves storage, and a share of the freehold.

Externally there is direct access to a balcony (via French doors in the kitchen) and a sizeable private mature garden beyond.

There is also basement storage in the building - ideal for bikes.

Selby Road works well for Norwood Junction (fast to London Bridge), Anerley and Birkbeck rail links.

This flexible arrangement of space should be viewed to be appreciated.

EPC: TBC | Council Tax Band C | Lease: 109 years remaining | SC: N/A | GR: £50.00 | BI: £450.00



Floorplan

Selby Road, SE20

Approximate Gross Internal Area

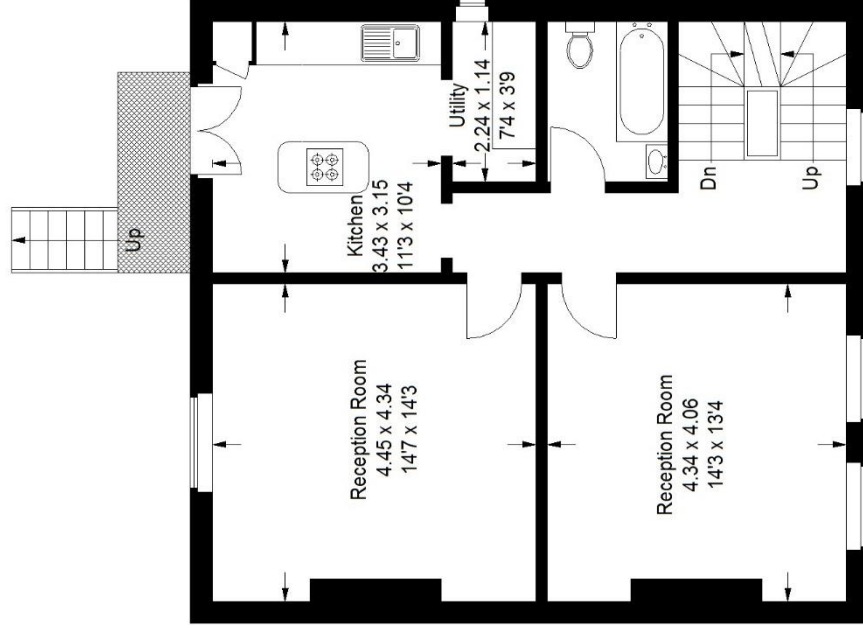
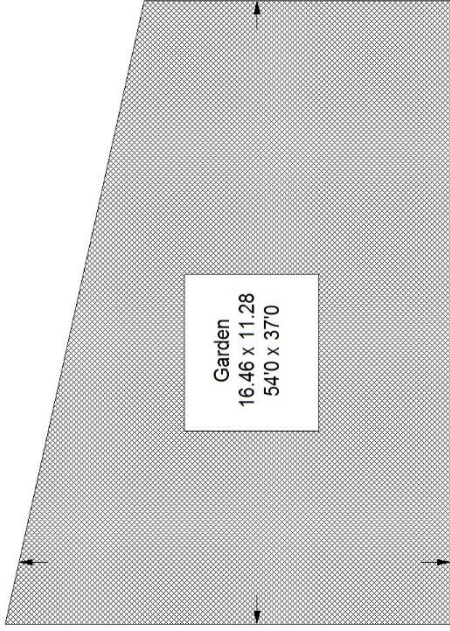
Basement = 2.9 sq m / 31 sq ft

First Floor = 69.4 sq m / 747 sq ft

Second Floor (Excluding Eaves Storage / Void)

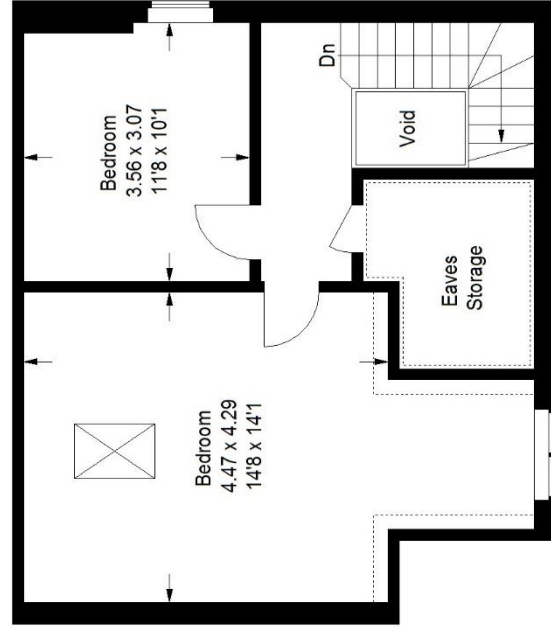
45.5 sq m / 490 sq ft

Total = 117.8 sq m / 1268 sq ft

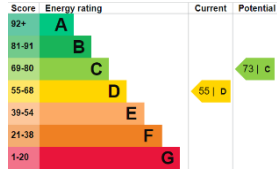


First Floor

Reduced Headroom Below 1.5 M / 5'0



Second Floor



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