



## Flat 1, 66 Selsdon Road London, SE27 0PG

**Price Guide £375,000**

PRICE GUIDE £375,000 - £400,000: Galloways are delighted to present this spacious two-bedroom flat, located within a purpose-built block on the highly sought-after, tree-lined Selsdon Road.

The flat is well-proportioned and comprises two double bedrooms, a generous living room, a separate kitchen, and a contemporary bathroom. Additional benefits include ample storage, a separate outside storage unit, access to the communal garden, and the convenience of off-street parking.

Bright and airy throughout, the property is ideally situated within easy walking distance of a wide range of local amenities. West Norwood station is just a 7-minute stroll away, providing fast connections to London Victoria, while Tulse Hill station, 0.8 miles away, offers access to London Bridge and Blackfriars. Numerous bus routes also connect to Brixton for the Victoria Line.

For outdoor leisure, the flat is close to local green spaces including Norwood Park, with the iconic Brockwell Park just 1.3 miles away.

Lambeth Council  
Council Tax Band C £1737  
Tenure: Leasehold  
Lease Term: 114 years

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or

- PRICE GUIDE £375,000 - £400,000
- SPACIOUS TWO DOUBLE-BEDROOM FLAT
- PURPOSE-BUILT BLOCK ON TREE-LINED STREET
- GENEROUS LIVING ROOM WITH A SEPARATE KITCHEN
- EXCELLENT STORAGE PLUS OUTSIDE STORAGE UNIT
- ACCESS TO COMMUNAL GARDEN
- OFF-STREET PARKING
- WALKING DISTANCE TO WEST NORWOOD & TULSE HILL STATIONS
- CLOSE TO LOCAL AMENITIES, SHOPS, CAFES AND GREEN SPACES INCLUDING BICKWELL PARK
- DOUBLE GLAZING / GAS CENTRAL HEATING



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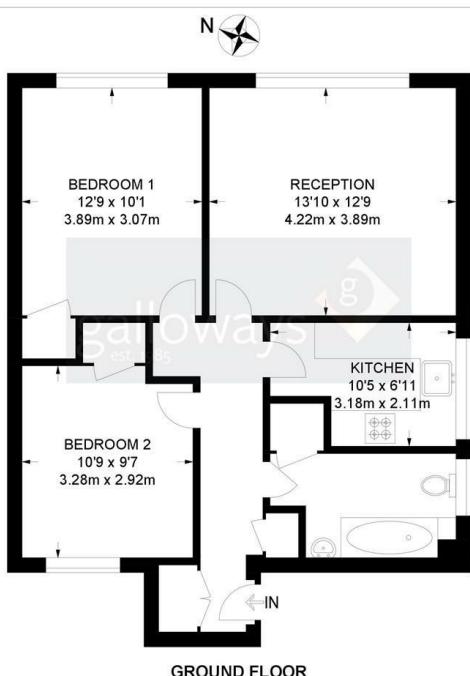
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## Floor Plan

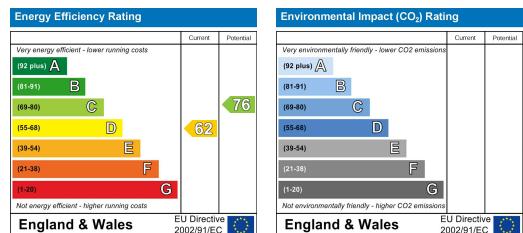
**Selsdon Road, SE27**  
**2 Bedroom Flat**  
 APPROXIMATE GROSS INTERNAL AREA: **663 SQ FT / 61.6 SQ M**



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.