



Selby Road

London, SE20 8ST

Asking Price £400,000

Galloways are delighted to present this beautifully finished two-bedroom ground-floor flat on Selby Road, Anerley, London SE20, offering stylish contemporary accommodation together with a generous rear garden.

Extending to approximately 578 sq ft (53.7 sq m), the standout feature is the impressive 17'10" x 14'3" open-plan kitchen/reception room. Designed for modern living and entertaining, this bright space features attractive herringbone-style flooring, a sleek fitted kitchen with integrated appliances and multiple glazed doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor living areas.

The rear garden measures approximately 19'7" x 19'3" and offers a combination of paved terrace and lawn, providing an excellent space for outdoor dining, entertaining and relaxation.

There are two well-proportioned bedrooms, including a principal bedroom measuring approximately 10'9" x 10'8", alongside a second bedroom measuring 11'0" x 7'7", offering flexibility as a bedroom, home office or nursery.

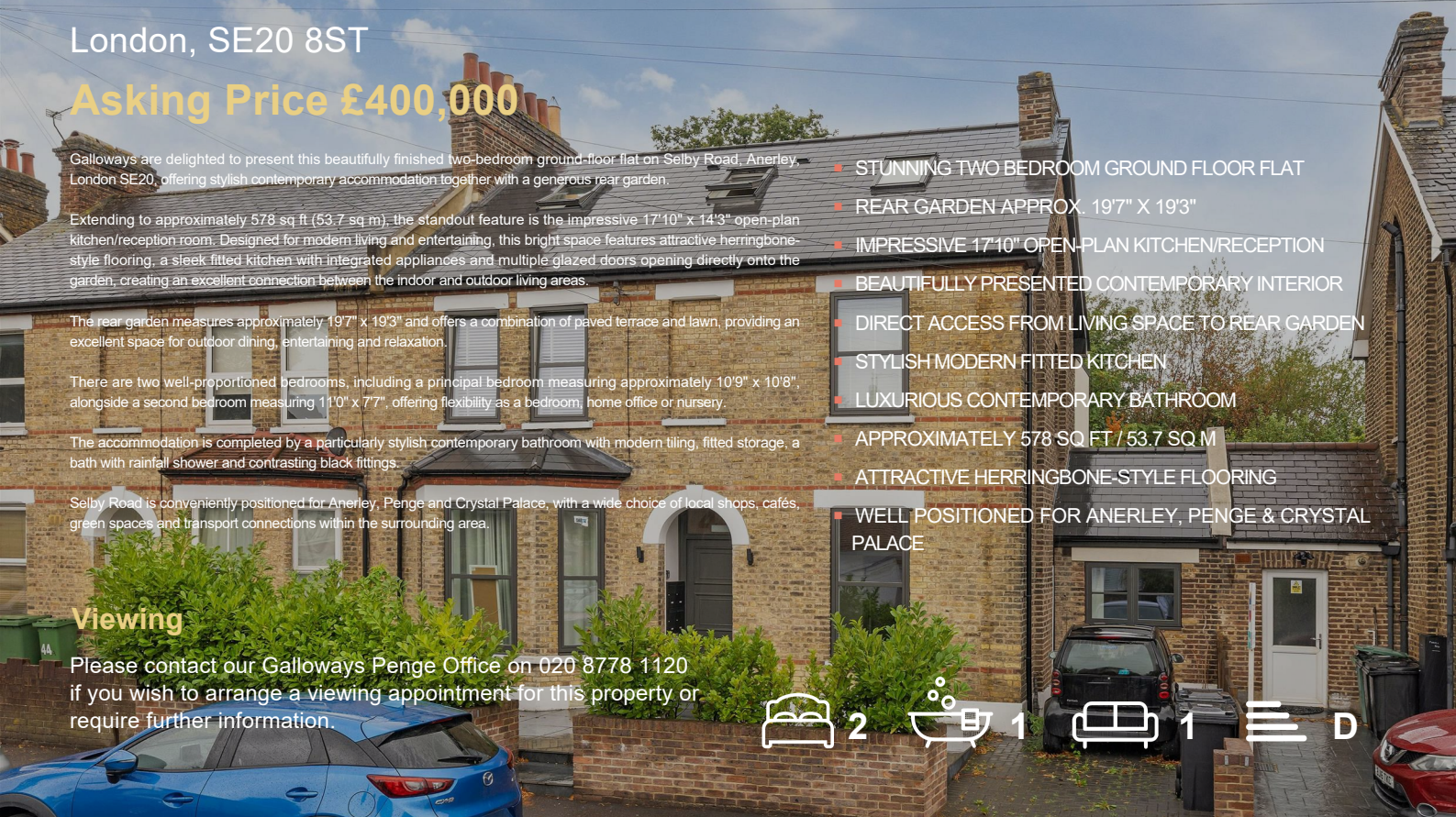
The accommodation is completed by a particularly stylish contemporary bathroom with modern tiling, fitted storage, a bath with rainfall shower and contrasting black fittings.

Selby Road is conveniently positioned for Anerley, Penge and Crystal Palace, with a wide choice of local shops, cafés, green spaces and transport connections within the surrounding area.

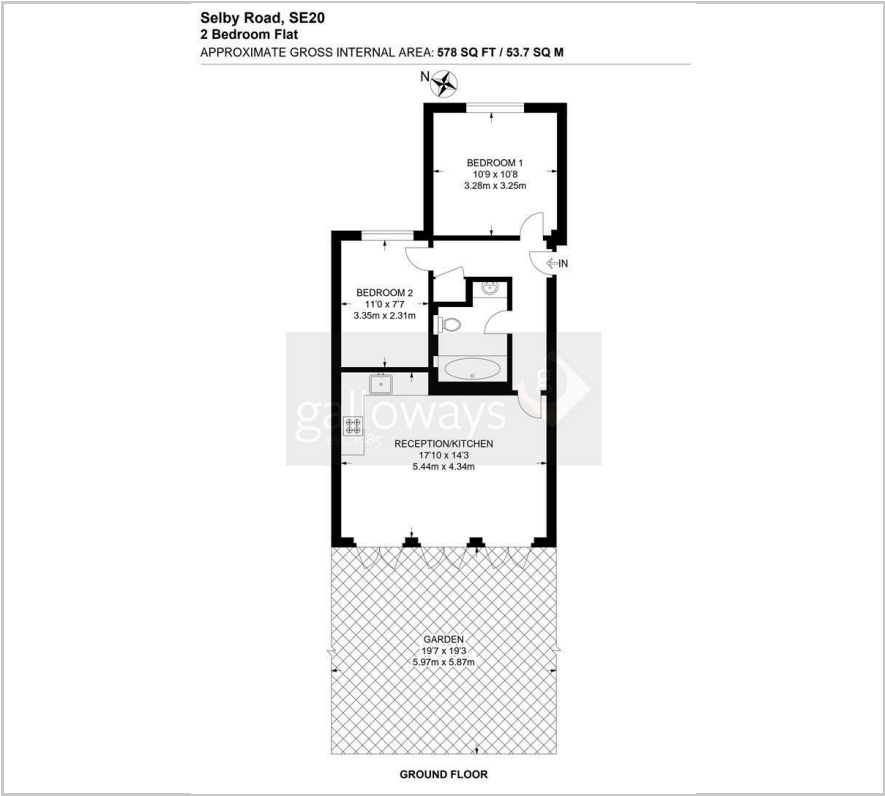
- STUNNING TWO BEDROOM GROUND FLOOR FLAT
- REAR GARDEN APPROX. 19'7" X 19'3"
- IMPRESSIVE 17'10" OPEN-PLAN KITCHEN/RECEPTION
- BEAUTIFULLY PRESENTED CONTEMPORARY INTERIOR
- DIRECT ACCESS FROM LIVING SPACE TO REAR GARDEN
- STYLISH MODERN FITTED KITCHEN
- LUXURIOUS CONTEMPORARY BATHROOM
- APPROXIMATELY 578 SQ FT / 53.7 SQ M
- ATTRACTIVE HERRINGBONE-STYLE FLOORING
- WELL POSITIONED FOR ANERLEY, PENGE & CRYSTAL PALACE

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



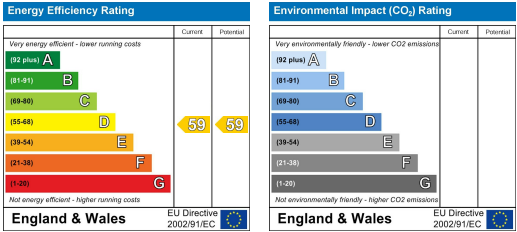
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.