

EPC: Waiting



**Oakmount House, 49 SELBOURNE ROAD**

**Asking Price: £440,000**

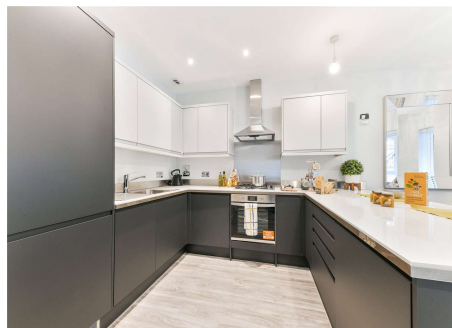
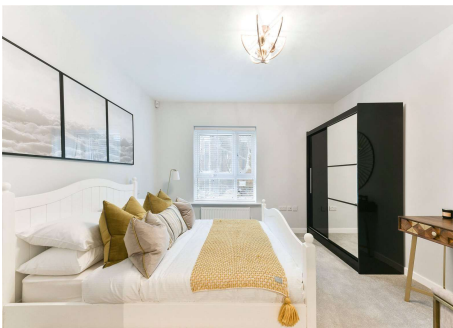
**Bairstow eves**



A brand new two Bedroom first floor apartment with own private balcony comprising open plan kitchen/living area, two bedrooms with ensuite to master and additional bathroom.

Oakmount House is a brand new development situated in the highly sought after Park Hill area of Croydon and consists of only nine stunning apartments all with private outdoor space. The apartments have been carefully designed to maximise living space and natural light with beautiful modern, contemporary kitchens with soft close handleless cupboards and drawers, quartz stone work surfaces and integrated Bosch appliances including fridge/freezer, washer/dryer, induction hob and dishwasher. The bathrooms are elegant and stylish with ROCA sanitary ware with polished hansgrohe fittings, oversized fitted mirror, Amtico floor tiling and heated chrome towel rail. The living areas are open plan and spacious and the bedrooms carpeted with fitted wardrobe in the master bedroom. There are parking spaces for some of the apartment with electric charging point in each bay. There are landscaped communal grounds with a BBQ and children's play area.

The development is located close to East Croydon station approx. 0.7 miles away providing easy access towards Central London via Victoria and London Bridge stations and Gatwick and the South Coast. Croydon tram link also provided a service towards Wimbledon and Beckenham.





FIRST FLOOR PLAN

FLAT 4

Bedroom 1	4.570m x 3.035m*	15'0" x 10'0"
Dining/Kitchen	6.050m x 4.575m	19'10" x 15'0"
Lounge		

\* Maximum measurement

FLAT 5

Bedroom 1	4.750m x 3.515m	15'7" x 11'6"
Bedroom 2	3.895m x 3.050m	12'9" x 10'0"
Dining/Kitchen	7.165m x 4.330m*	23'8" x 14'3"
Lounge		

\* Maximum measurement

FLAT 6

Bedroom 1	5.275m x 4.335m*	17'4" x 14'3"
Bedroom 2	5.580m x 3.185m	18'4" x 10'5"
Dining/Kitchen	5.660m x 5.495m*	18'7" x 18'0"
Lounge		

\* Maximum measurement



Backed by  
HM Government

**Bairstow eves**

**b226**

Viewing arrangement by appointment

**020 8688 1161**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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