



Samos Road, Anerley

Offers In Excess Of £450,000



Property Summary

Propertyworld is delighted to present this stunning three bedroom, first floor, Edwardian maisonette with a large private garden and share of freehold in highly sought after Samos Road, Anerley. The property has been lovingly upgraded by the current owner, with a blend of attractive contemporary touches and period detailing; the results are impressive and must be viewed to fully appreciate. The property is offered with no onward chain and share of freehold.

The accommodation is bright, airy, and bursting with natural light. The contemporary feel is enhanced with solid oak flooring throughout much of the property and clean, neutral décor. There are three bedrooms, two are genuine doubles, the third is a single or study/home office. The reception room, located to the front is a gorgeous space, benefitting from a handsome period fireplace which provides a stunning focal point. There is lovely period cornicing, recessed shelving and a gorgeous oak floor. The kitchen diner is the hub of the property, 22ft long with ample room for a spacious dining area along with a fully fitted, shaker style kitchen. You can access the garden via a staircase which leads from the kitchen. The bathroom is equally impressive, fully tiled, with a three piece white suite, over bath shower, and heated chrome towel rail. The garden is South facing, and mainly laid to lawn. It's the perfect spot to unwind and share quality time with friends or family.

Samos Road is a popular tree lined road of period properties. It is located within a short walk of two mainline train stations, Birbeck and Anerley, providing fast, regular services into London. The highly sought after Steward Fleming Primary School is nearby, as well as several green spaces and parks. There is a strip of local shops, cafes and restaurants nearby, with Penge High street 10-15 minutes' walk away, with its wide range of gastropubs, neighbourhood restaurants, coffee shops and independent shops.

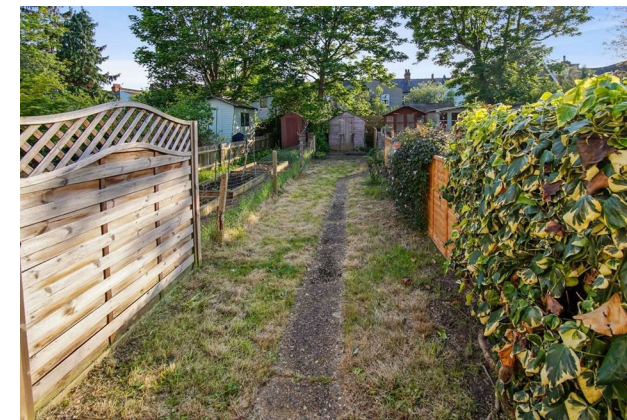
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Three bedrooms
- Edwardian Maisonette
- Own Front door
- Own rear garden
- 22ft fitted kitchen/diner
- Separate lounge in excess of 15ft
- No Onward chain
- Shared freehold
- Council Tax Band C
- Epc Rating C

Our Vendor Loves...

"I didn't expect the brightness and spaciousness of the flat, but I immediately fell in love. It needed a little bit of TLC to make it my home. I put a new kitchen in, wooden flooring, fireplace, and replaced the lighting in all rooms. All my friends and family love visiting because it has such a lovely cosy feel to it. I have had an amazing 12 years here but now it's time to move on. I know this flat will be someone else's beautiful home and am sure they will love it as much as I have!"







GARDEN
557 x 88
(17m x 2.7m)

GROSS INTERNAL
FLOOR AREA 868 SQ FT

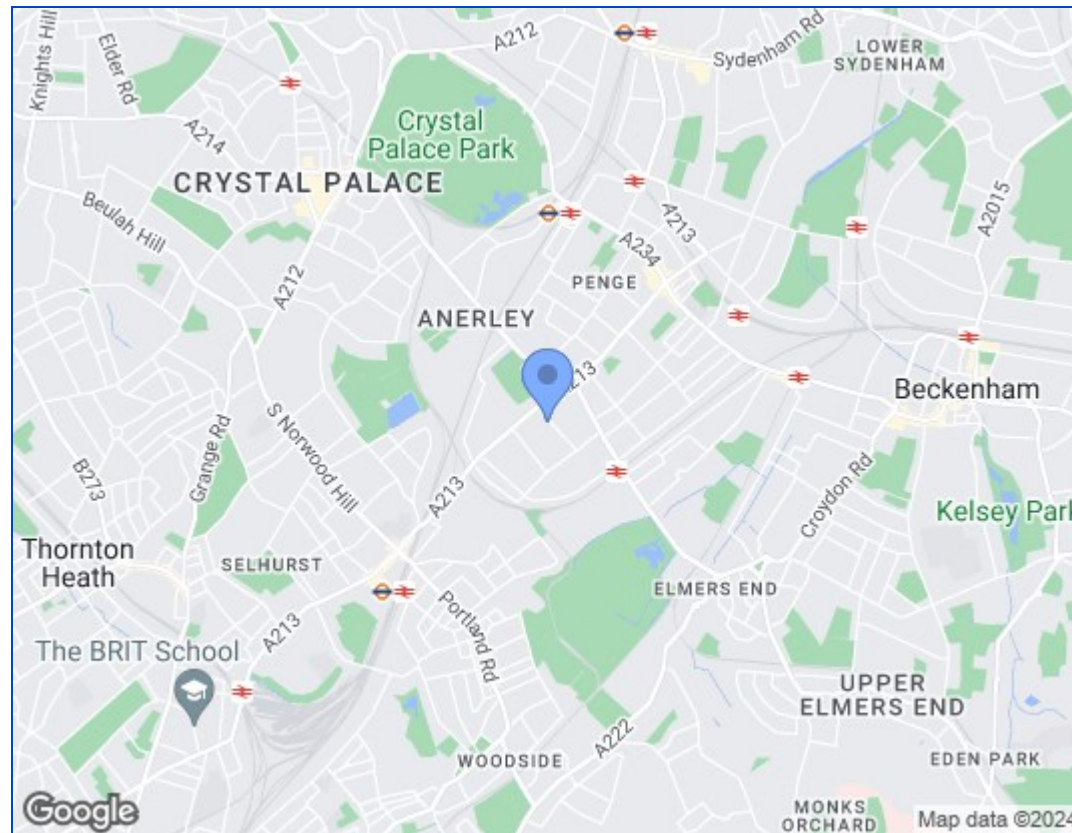
GROUND FLOOR (REAR)

APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT / 81 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Samos Rd

Date: 10/05/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC	

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.

