



Samos Road, Anerley

Offers In Excess Of £450,000



Property Summary

Propertyworld is delighted to present this beautiful, three bedroom, first floor, Edwardian maisonette with a large private garden, that also comes with a long lease term. to the Sales market.

Situated in the popular Samos Road, its just a short walk of two mainline train stations, Birkbeck and Anerley, providing fast, regular services into London. There's also the highly sought after Steward Fleming Primary School for young children, as well as several green spaces and parks. Best of all, there is a strip of local shops, cafes and restaurants nearby - not forgetting High Street Penge just 10-15minutes' walk away, for its wide range of gastropubs, neighbourhood restaurants, coffee shops and independent shops.

This home has been lovingly upgraded by the current owners, creating a blend of attractive and contemporary touches with period detailing and so the highlights are as follows:

The lounges sits to the front of the property, boasting a turquoise feature wall adding a touch of sophistication, creating a bold yet, refined ambiance surrounding a handsome period fireplace which provides a stunning focal point, upon entrance. There are three bedrooms, two are genuine doubles, the third is a single or study/home office. The kitchen/diner is the hub of the property, in excess of 14ft long, with ample room for a spacious dining area, offering a range of deep blue cabinets and eye catching worktops that further compliments the gorgeous wood floors.

You can access the garden via a staircase which leads from the kitchen and measures in excess of 72ft and a perfect spot to unwind and share quality time with friends of family.

The bathroom is equally impressive - brick style, splashback tiling, a crisp white suite, inclusive of a troth style sink, with storage cupboard under and matching vanity cabinet above.

Offering approximately 900sq ft and this is definitely a home not to be missed!

Property Summary

- Three bedrooms
- Edwardian Maisonette
- Own Front door
- Own rear garden
- 14ft plus, Stunning fitted kitchen/diner
- Separate lounge in excess of 15ft
- Long lease term
- Leasehold Tenure
- Epc rated D
- Council Tax Band C

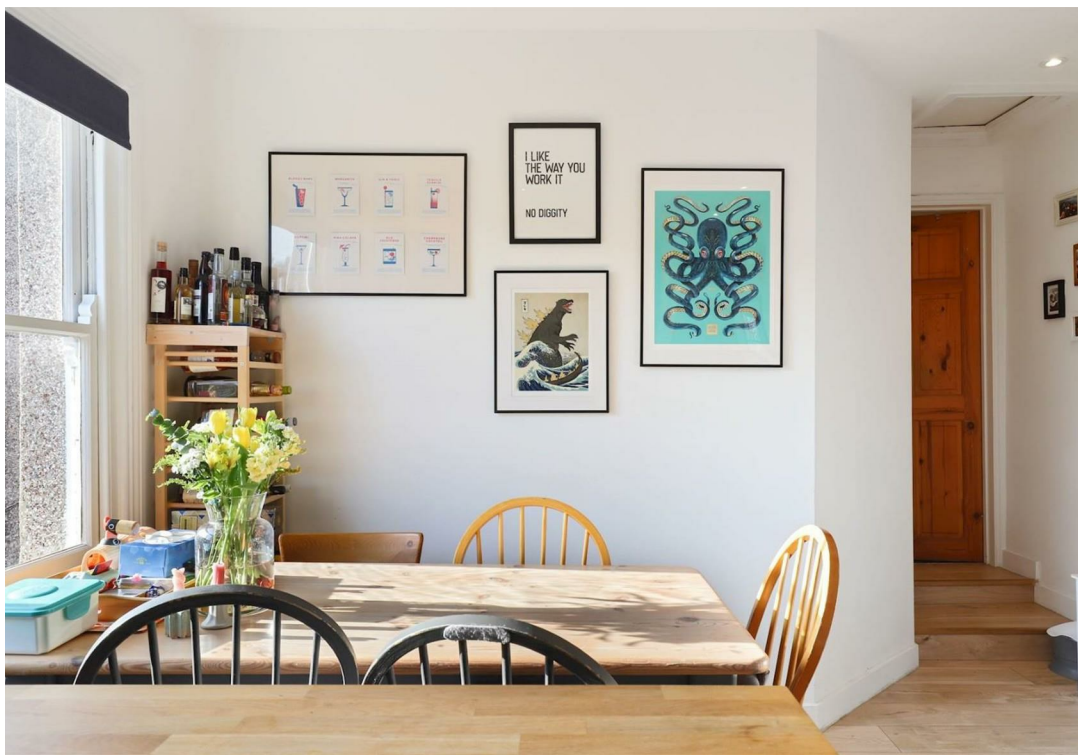
Our Vendor Loves...

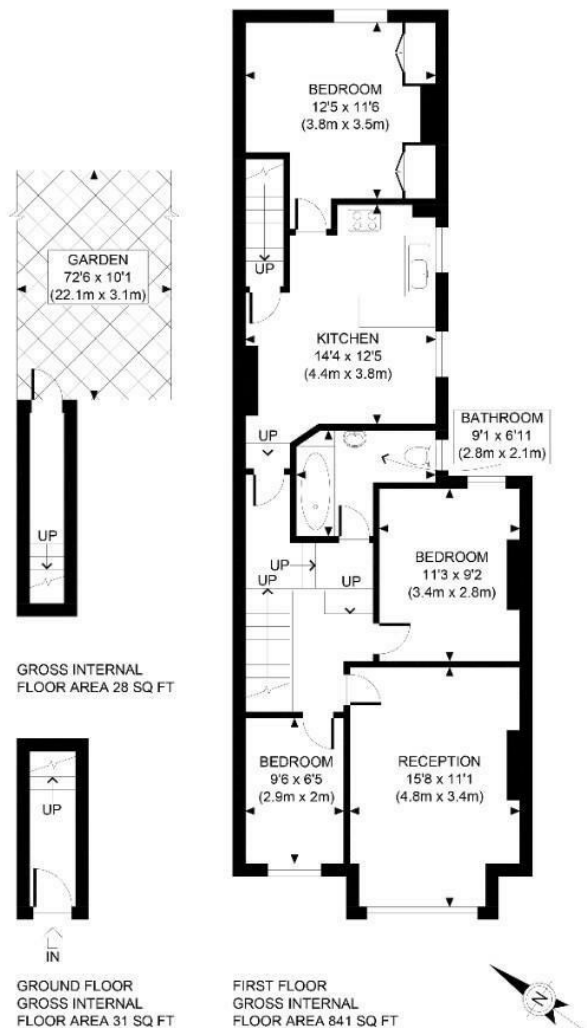
How cosy and warm the flat is in the winter, whilst airy and bright in the summer.

Its beautiful period features and original sash windows, I walked in and immediately fell in love with the fireplaces! And especially the large kitchen window with such a great view of the surrounding trees and greenery.

We also love the proximity to the country park where we spent a lot of time exploring, and the easy walking access to four different train lines as well as the tram.







GROSS INTERNAL
FLOOR AREA 28 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 841 SQ FT

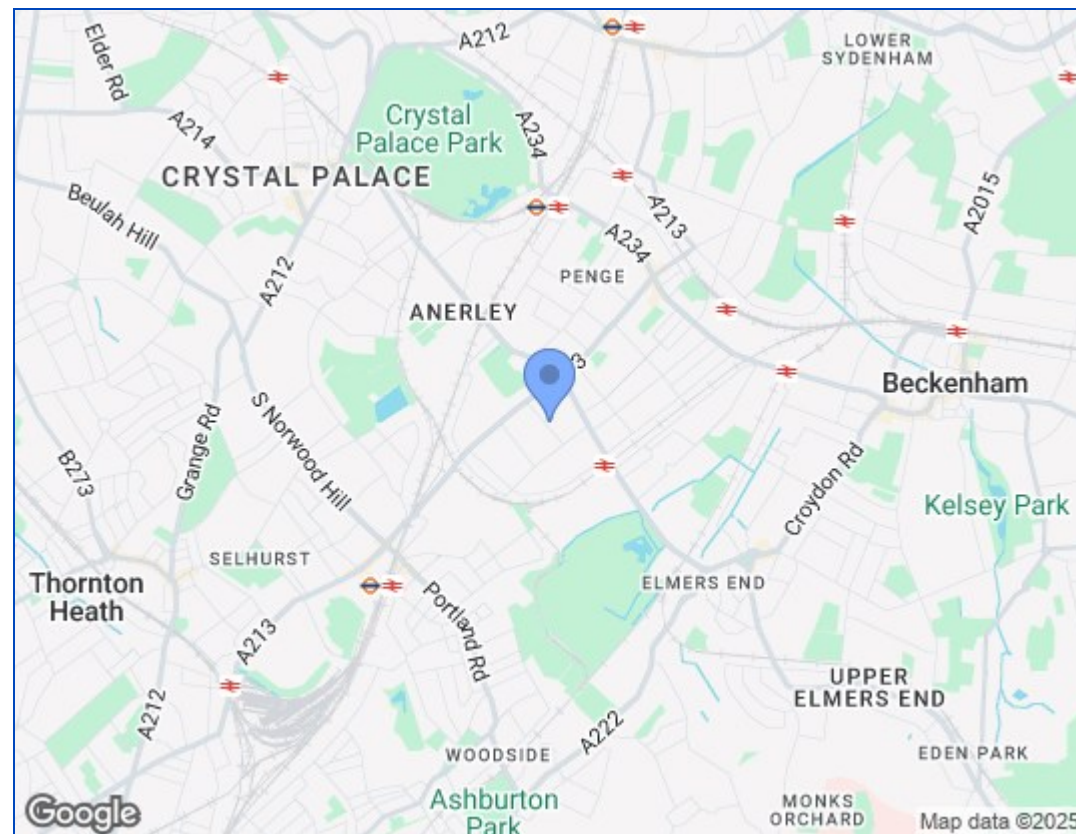
APPROX. GROSS INTERNAL FLOOR AREA 900 SQ FT / 84 SQM

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 Road

date 18/02/25

photoplan



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		
England & Wales	EU Directive 2002/91/EC	

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