



Samos Road, Anerley

Price Guide £475,000



Property Summary

Propertyworld is proud to act as sole agents on this simply stunning two double bedroom, top floor Victorian conversion set within an attractive historic building on a quiet, residential road in the heart of Anerley. Beautifully presented throughout and offered in exceptional condition, this gorgeous flat is flooded in natural light and benefits from a stylish, contemporary interior with high-spec finishes and tasteful décor. This penthouse also benefits from a huge loft space that has to be seen to be believed!

One of the many standout features is the impressive 28ft open plan kitchen/reception – a beautifully designed space with solid oak flooring and ample room for a dining table, chairs and sofas. The sleek modern kitchen is finished in light grey with integrated appliances and all the touches you'd expect in a property of this quality.

There are two double bedrooms, both well proportioned, with the principal bedroom slightly larger. The bathroom is a real showstopper – fully tiled with a dark slate palette, featuring a floating toilet and shower over bath – clean lines and a contemporary finish throughout.

To the rear, the property comes with a beautifully landscaped private garden that receives sun throughout the day. Designed with low maintenance in mind, it features attractive stone flooring, planted beds, mature shrubs and stylish touches – a calm, sunny space perfect for relaxing, dining or entertaining.

Additional benefits include: share of freehold, a lease of over 220 years, low service charges, off street parking and no onward chain.

Samos Road is a quiet, tree-lined street with easy access to multiple transport options including Anerley, Birkbeck and Norwood Junction. Both South Norwood Park and Crystal Palace Park are just a stroll away, as are the buzzing gastro pubs, restaurants and independent shops of the Palace Triangle. With more local amenities on Elmers End Road, this fabulous flat truly ticks every box.

Call Propertyworld to view!

Penge Sales
020 8659 1005
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Property Summary

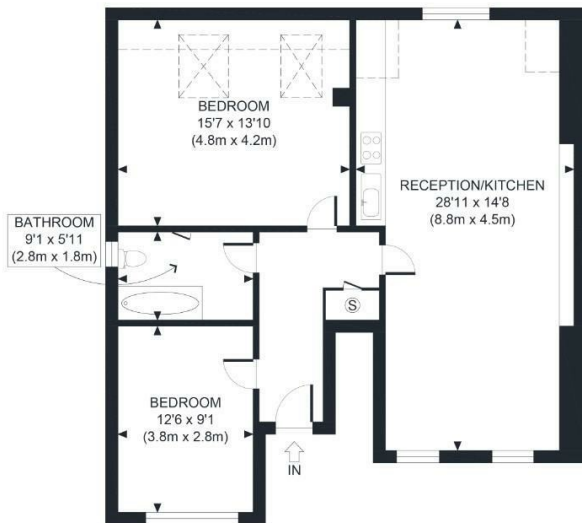
- Penthouse two double bedroom Victorian conversion
- High specification and luxurious finish throughout
- Incredible 28ft open plan kitchen / reception
- Modern fitted kitchen with integrated appliances
- Off street parking
- Spectacular private landscaped garden
- Share of freehold and 220 plus year lease
- Prime location close to numerous transport options
- Huge loft the length of the apartment itself
- Council Tax Band D - EPC Rating C

Our Vendor Loves...

"This is the most quiet and serene home we had ever lived at. Everything is high quality which makes us proud to have anyone visit. The connectivity is incredible; from my front door to sitting in my office in London Bridge in 20mins with a direct 12min train from Norwood Junction. Taking a 10-minute stroll to one of the best bakeries in London, nipping over to Beckenham Village for stunning food, the barber or facial. Running in South Norwood Country Park where you feel completely in the countryside, Crystal Palace Park, Beckenham Place Park, Dulwich Park. Attending Beckenham Spa gym with a 25m pool and all the equipment and classes imaginable. The gigantic loft space where we have 'tucked away' anything from road bikes to household appliances. The exquisite wooden floor and solid doors/frames making all rooms soundproof so one person can have complete privacy and some silence. The many memories of pruning our roses in the garden with wildlife prominently around us, enjoying countless BBQ's and gatherings with friends, sitting around the fire pit with those we love, or simply reading a book or doing yoga while listening to the water feature and bird and squirrels playing. We will miss our little piece of heaven."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 879 SQ FT



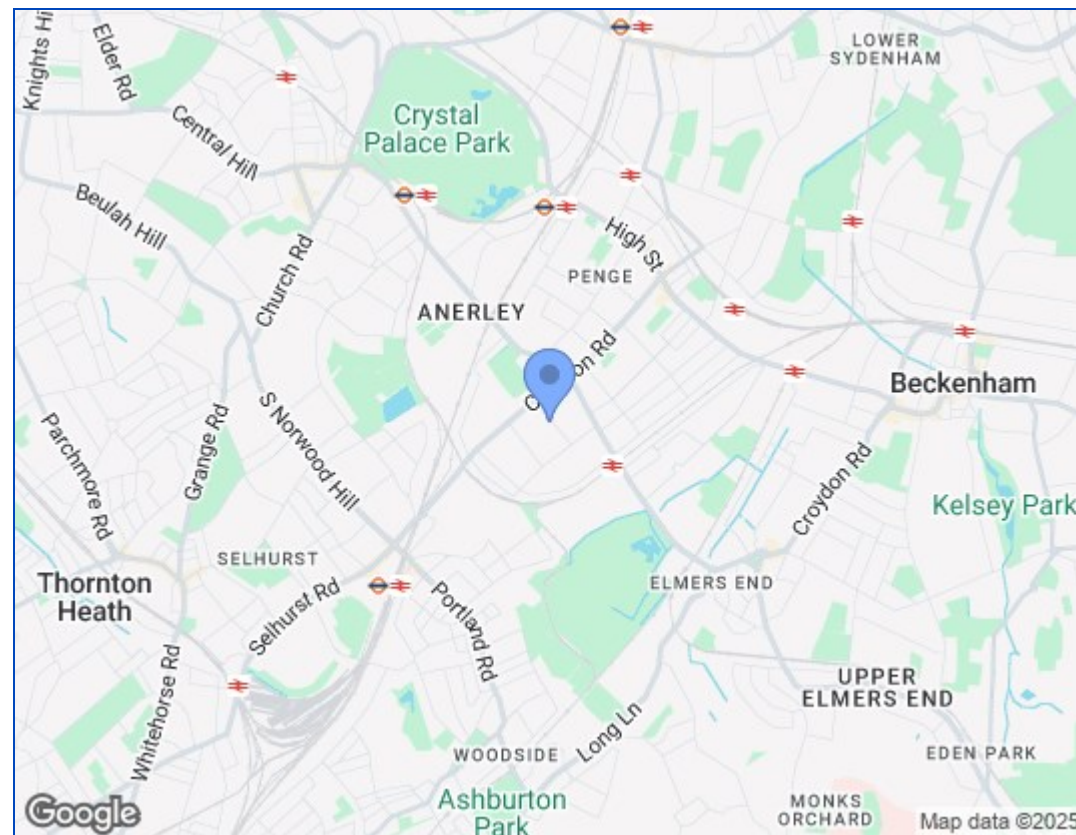
APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 SQM

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 29/07/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

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.

