



## 9 Maple Court Blenheim Road

London, SE20 8HN

**Asking Price £260,000**

Galloways are delighted to market this brand new converted one bedroom apartment offered to the market with NO CHAIN. Having been developed to an extremely high standard throughout, this property is perfect for those wanting a modern property in a very convenient location.

Perfectly located for the buzz of Penge High Street with an array of local shops, restaurants, and leisure facilities as well as being 0.3 miles from Penge East Station, 0.4 miles from Penge West Station and 0.7 miles from Anerley Station, all giving commuters flexible access into Central London (distances estimated via Google Maps).

Bright and airy throughout, this spacious property comprises of: open plan reception room with a modern fully fitted kitchen, double bedrooms with built in storage cupboard and a generous family bathroom. This property also benefits from having a lease of 125 years and a bike store. Viewing highly recommended.

Council Tax Band B £1351.00  
Leasehold  
Lease 125 years  
Service Charge £1150.00 per year  
Ground Rent £300.00 per year

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

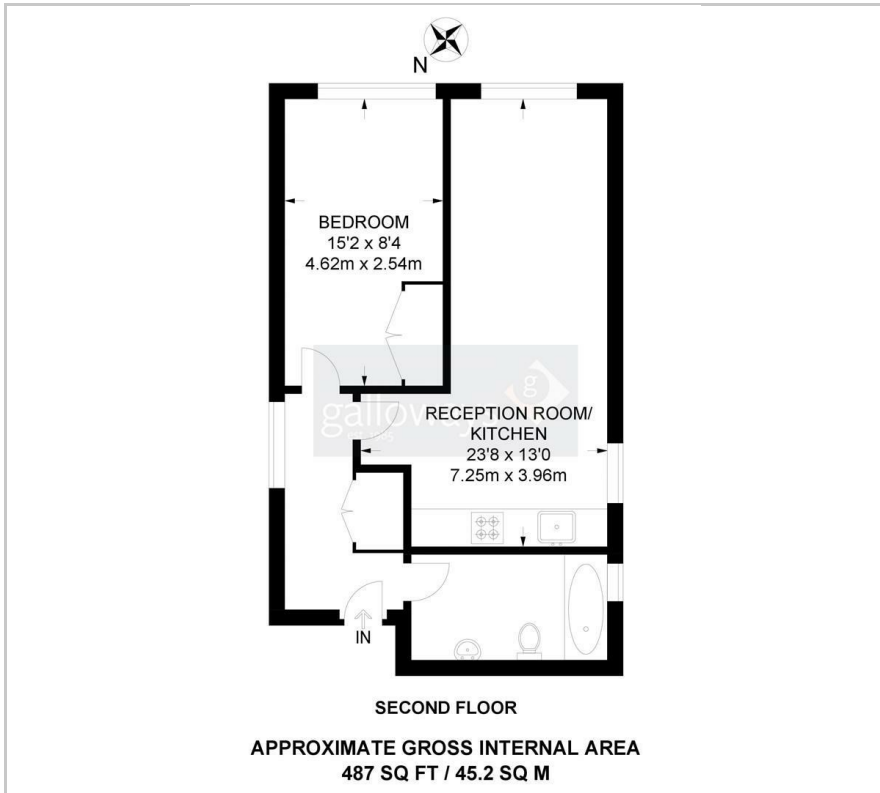
### Viewing

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.

- NO CHAIN
- LONG LEASE
- NEWLY REFURBISHED
- IMMACULATELY PRESENTED
- ONE DOUBLE BEDROOMS
- CENTRAL LOCATION
- CLOSE TO LOCAL TRANSPORT L
- PENGE EAST STATION 0.4 MILES
- PENGE WEST STATION 0.5 MILES
- ALL DISTANCES CALCULATED VIA GOOGLEMAPS



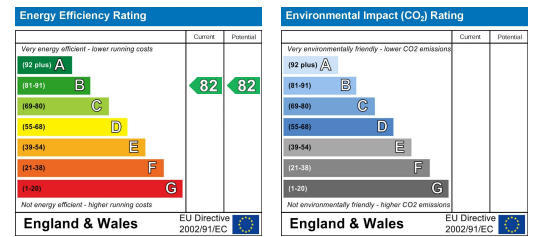
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.