



## 39A Samos Road

Penge, SE20 7UQ

**Asking Price £280,000**

Nestled on the sought-after Samos Road in Penge, this charming one-bedroom flat offers an ideal blend of comfort and modern living. The property boasts high ceilings throughout, enhancing the sense of space. Large double-glazed windows flood each room with natural light, creating a bright and inviting atmosphere.

The spacious bedroom offers ample room for furnishings, while the modern kitchen is perfect for those who enjoy cooking and entertaining. In addition, generous built-in hallway storage adds convenience and practicality.

Residents will also benefit from access to a communal garden, providing a peaceful outdoor space. This lovely flat is perfectly situated on a quiet, desirable road, making it an excellent choice for first-time buyers or those seeking a welcoming, well-connected home.

Tenure: Leasehold (121 years remaining)  
Service Charge: £51.33 p/m  
Ground Rent: £150 p/a  
Council Tax: £1,432.81 p/a

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.

- LARGE DOUBLE GLAZED WINDOWS
- MODERN KITCHEN
- SPACIOUS BEDROOM
- HIGH CEILINGS THROUGHOUT
- SOUGHT AFTER ROAD
- GENEROUS BUILT-IN HALLWAY STORAGE
- BRIGHT ROOMS
- COMMUNAL GARDEN
- 0.3 MILES TO BIRBECK STATION
- (ALL WALKING DISTANCES ESTIMATED VIA GOOGLE MAPS)



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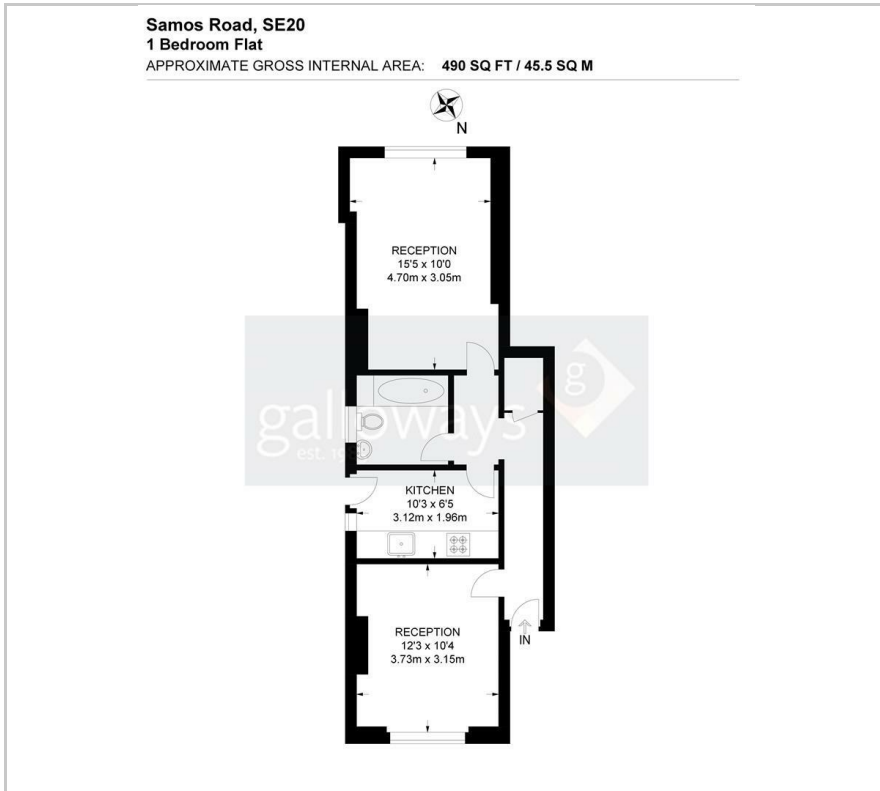


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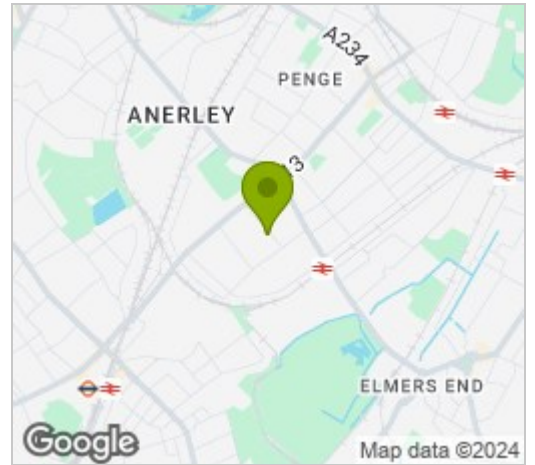


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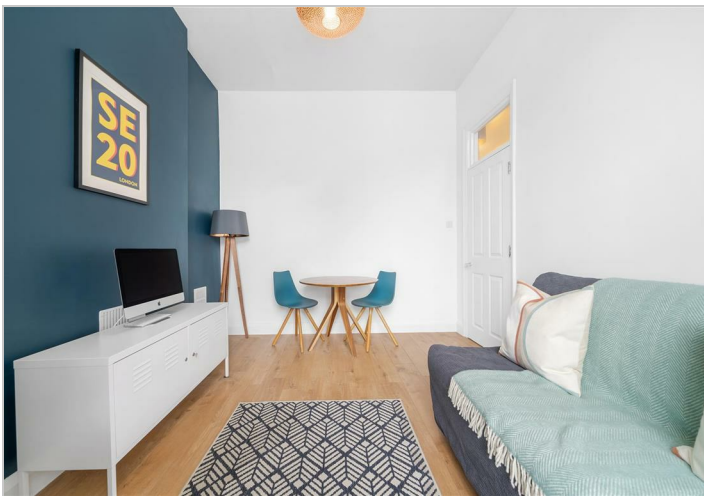
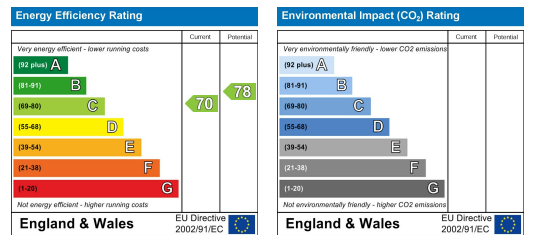
## Floor Plan



## Area Map



## Energy Efficiency Graph



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