



44E Croydon Road London, SE20 7AE

Asking Price £415,000

Welcome to this charming property located on Croydon Road in the delightful area of Penge, SE20. This Victorian flat boasts character and style, perfect for those seeking a touch of history in their home.

As you step into the property, you are greeted by a large reception room, ideal for relaxing or entertaining guests. The open-plan kitchen and reception area offer a modern and spacious feel, creating a lovely flow throughout the living space.

This top-floor Victorian conversion features two generously sized double bedrooms, providing comfort and privacy for you and your family. The property also boasts a fantastic roof terrace, perfect for enjoying a morning coffee or hosting evening gatherings with friends while taking in the views.

With a share of freehold, you'll have a stake in the property and a say in its upkeep. This adds a sense of community and involvement, making it truly feel like home.

Council Tax Band C - £1,733 per annum

Tenure: Share of freehold

Lease: 146 years remaining

Service Charge: £600 per annum

Ground Rent: £0 per annum

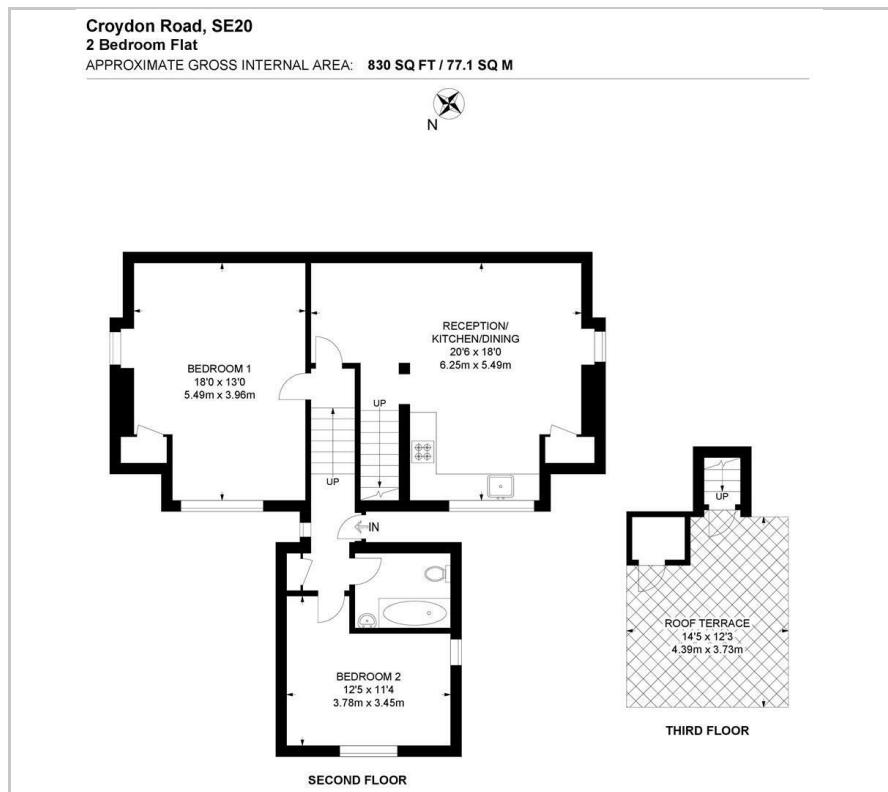
Viewing

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.

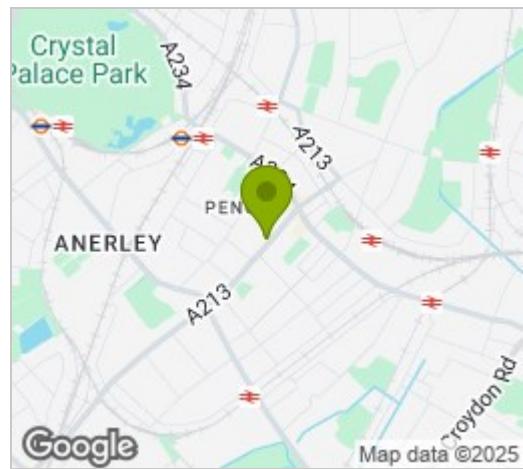
- TWO DOUBLE BEDROOM FLAT
- VICTORIAN CONVERSION
- TOP FLOOR
- ROOF TERRACE
- OPEN PLAN KITCHEN AND RECEPTION AREA
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- 4 MINUTE WALK TO PENGE HIGH STREET
- 13 MINUTE WALK TO KENT HOUSE STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)



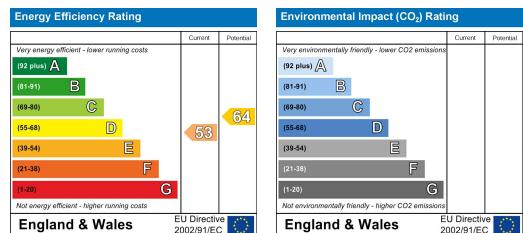
Floor Plan



Area Map



Energy Efficiency Graph



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