



## 24 Felmingham Road London, SE20 7YD

**Offers In Excess Of £325,000**

Nestled on the charming Felmingham Road in London, this delightful Victorian maisonette presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this ground floor residence offers a comfortable and inviting living space, perfect for modern living.

As you enter, you are greeted by a spacious reception room that serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings in. The layout flows seamlessly, providing a sense of openness and warmth. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this maisonette is the garden, a rare find in London. This outdoor space offers a tranquil retreat, perfect for al fresco dining, gardening, or simply unwinding after a busy day. The garden presents a wonderful opportunity for those with a green thumb or anyone looking to create their own outdoor oasis.

Tenure: Leasehold  
Service Charge: £0  
Ground Rent: £20  
Lease Length: 138 years  
Council Tax: Band C (£1,639.13)

Being chain-free, this property allows for a smooth and efficient purchase process, making it an attractive option for

- VICTORIAN MAISONETTE
- TWO BEDROOMS
- CHAIN FREE
- GROUND FLOOR
- SECTION OF REAR GARDEN
- GREAT POTENTIAL
- OWN FRONT DOOR
- 4 MINUTE WALK TO BIRKBECK STATION
- 2 MINUTE WALK TO STEWART FLEMING PRIMARY SCHOOL (RATED OUTSTANDING BY OFSTED)
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)

### 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.



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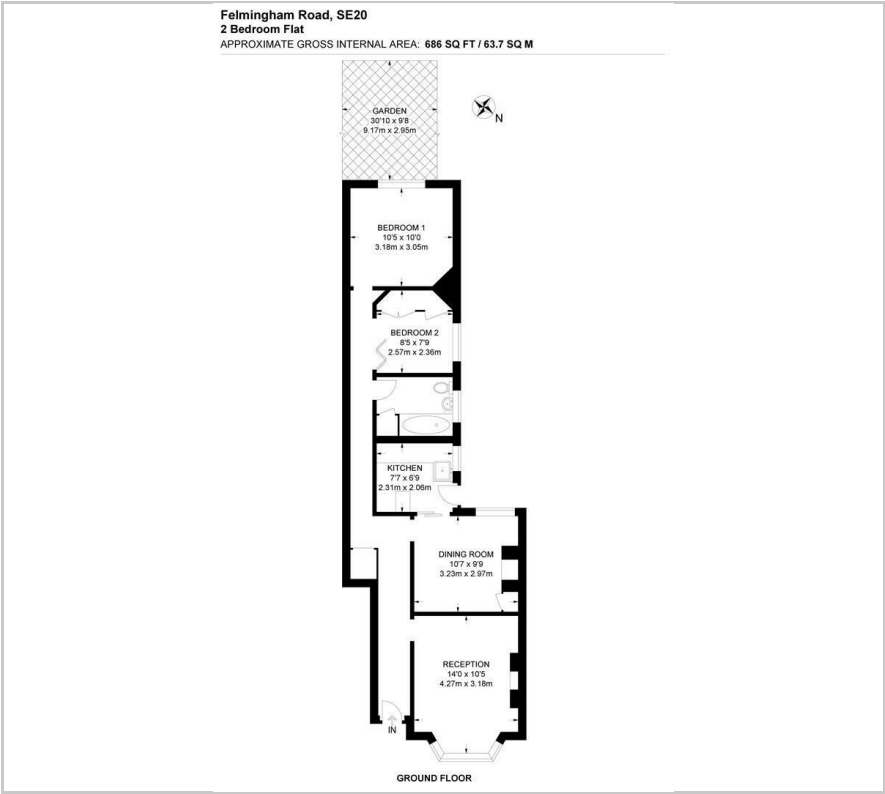


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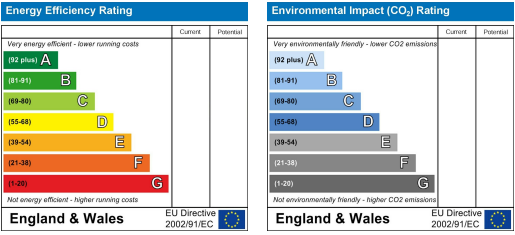
Floor Plan



Area Map



Energy Efficiency Graph



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