



## 30A Samos Road

London, SE20 7TU

**Asking Price £450,000**

Nestled on the charming Samos Road in Anerley, London, this delightful Victorian maisonette offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 769 square feet, this ground floor residence features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The spacious modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. The layout of the property ensures a seamless flow between the living areas, enhancing the overall sense of space and comfort.

One of the unique advantages of this maisonette is the sole use of a private garden, providing a tranquil outdoor retreat amidst the hustle and bustle of city life. The garden is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding with a good book.

Tenure: Leasehold  
Lease: 117 years remaining  
Service charge: £0.00 p/a  
Ground rent: £150.00 p/a

### Viewing

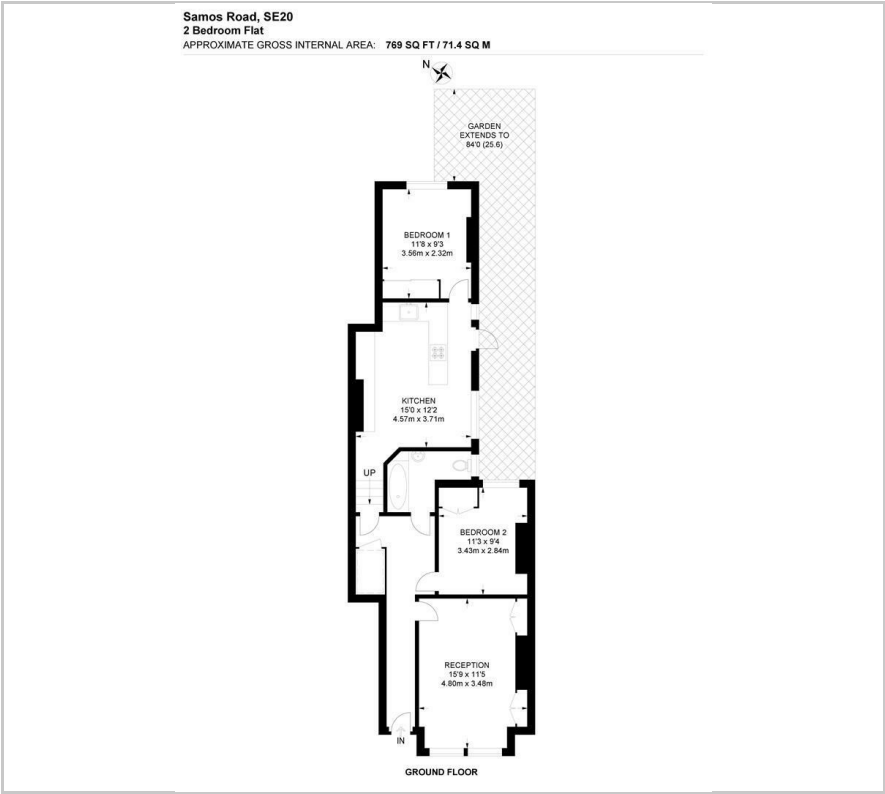
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- VICTORIAN PURPOSE BUILT MAISONETTE
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- REAR GARDEN WITH SOLE USE
- MODERN KITCHEN
- TREE LINED RESIDENTIAL ROAD
- 6 MINUTE WALK TO STEWART FLEMING PRIMARY SCHOOL
- 9 MINUTE WALK TO BIRKBECK STATION
- 13 MINUTE WALK TO ANERLEY STATION
- (ALL WALKING DISTANCES ARE CALCULATED VIA GOOGLE MAPS)





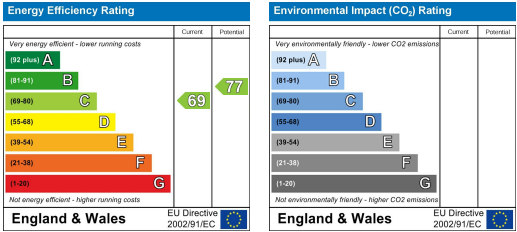
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.