



## 5 Wordsworth Road

London, SE20 7JF

**Asking Price £360,000**

Galloways are pleased to present this fantastic one bedroom period conversion flat to the market. The living room is a standout feature, with large windows that flood the space with natural light, making it a bright and inviting place to relax. The separate kitchen is well-equipped and provides a practical space for preparing meals, while also offering plenty of room for storage and cooking. One of the unique advantages of this property is the private garden, a tranquil outdoor area that offers the perfect retreat for enjoying some fresh air, whether you're gardening, entertaining, or simply relaxing.

The flat also benefits from gas central heating, ensuring a warm and comfortable environment all year round. Its prime location provides excellent transport links and easy access to a wide range of local amenities, making it an ideal choice for those seeking convenience and accessibility in one of London's desirable areas.

Tenure: Share of Freehold  
Lease Length: 116 years remaining  
Local Authority: Bromley (Council Tax Band B)  
Service Charge: £60.00 p/a (For communal electric)  
Building Insurance - £250.59 p/a

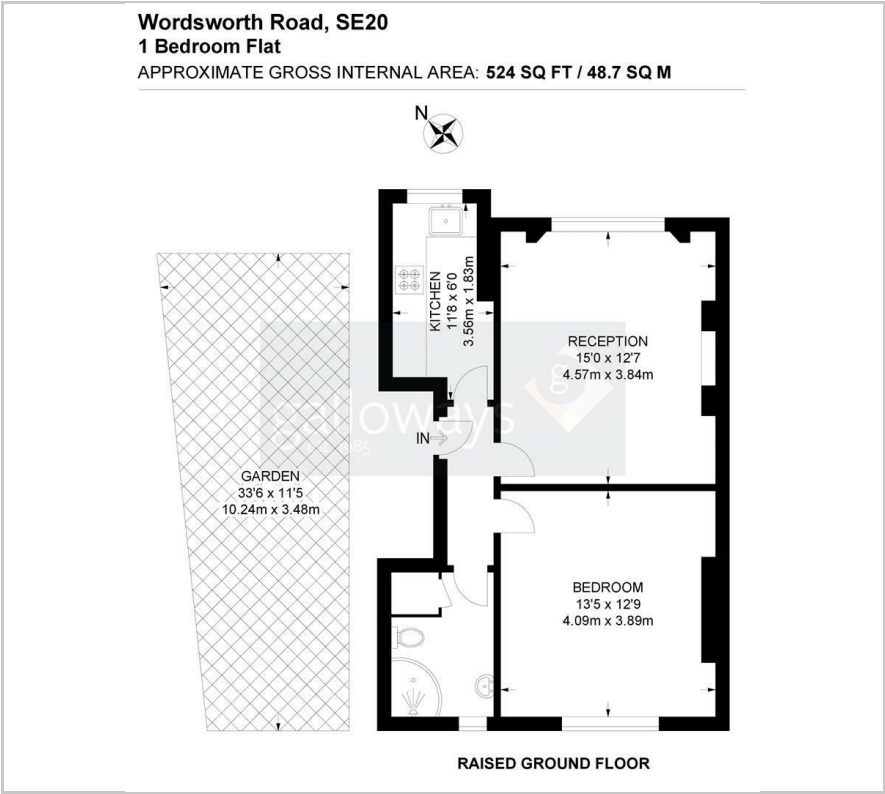
### Viewing

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.

- ONE BEDROOM FLAT
- HIGH CEILINGS
- PRIVATE GARDEN
- VICTORIAN CONVERSION
- LARGE WINDOWS
- GAS CENTRAL HEATING
- PRIME LOCATION
- 6 MINUTE WALK TO PENGE EAST STATION
- 11 MINUTE WALK TO PENGE WEST STATION
- (ALL DISTANCES ESTIMATED VIA GOOGLE MAPS)



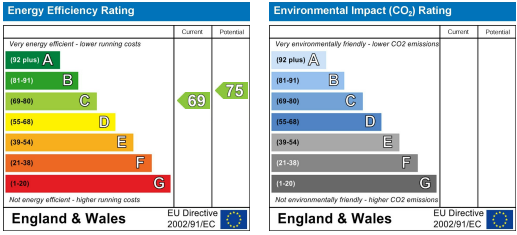
Floor Plan



Area Map



Energy Efficiency Graph



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