



Samos Road, SE20 | £450,000

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# In General

- Off street parking for one car
- A share of the freehold
- No onward chain
- Premium finish
- Generous private rear garden
- Two double bedrooms
- Bespoke cabinetry
- Nearby multiple transport options
- Leafy residential location

# In Detail

A stylishly finished two double bedroom first floor period conversion boasting a generous private rear garden and available for sale with no onward chain.

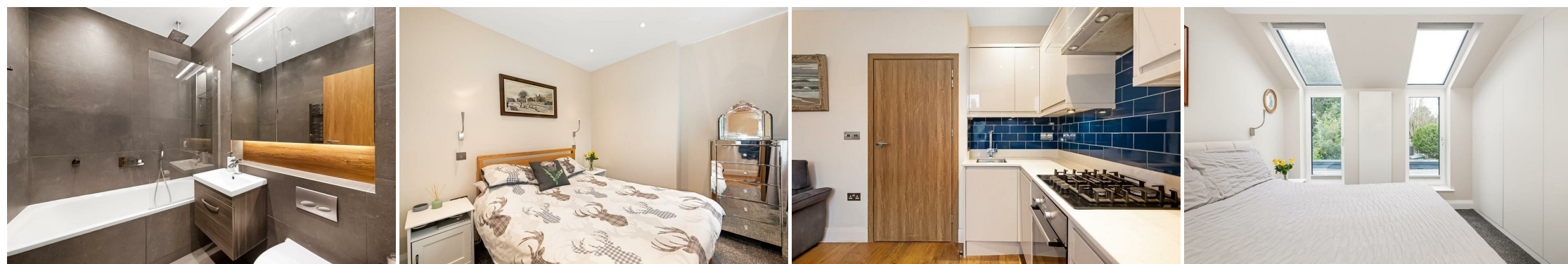
This high specification property was completed as a new renovation approximately eight years ago and has been further improved and upgraded by the current owners to offer an ideal first time purchase, which is conveniently placed for multiple transport options.

The initial impressions of the communal areas are smart and thoughtfully executed to represent the premium feel of the whole building, which can be hard to find in many converted Victorian properties. The accommodation itself comprises of a sociably open-plan kitchen and living reception with large shuttered windows, engineered solid wood flooring, and a smart high-gloss kitchen with integrated appliances. The bathroom is fully tiled in slate grey and includes under floor heating, mirrored storage, and a rainfall shower, whilst both bedrooms are comfortably double proportion. The main bedroom features a bank of custom wardrobes and uniquely-styled windows which frame the surrounding greenery and overlook the private outside space. Externally the garden has a patio seating area which is the perfect backdrop for entertaining friends and family around the firepit on warm evenings, also a storage shed and a lawned area. There is off street parking for one car at the front of the building.

Further benefits include a share of the freehold, an efficient energy rating, bespoke cabinetry, and a handy utility cupboard to keep laundry out of the way.

Samos Road is well placed for rail links at Birkbeck, Anerley, Clock House, and Norwood Junction which offers a fast service to London Bridge (11 mins), also options to Victoria, Charing Cross, and Cannon Street.

EPC: C | Council Tax Band: C | Lease: 209 Years Remaining | SC: £930 | GR: £0 | BI: TBC



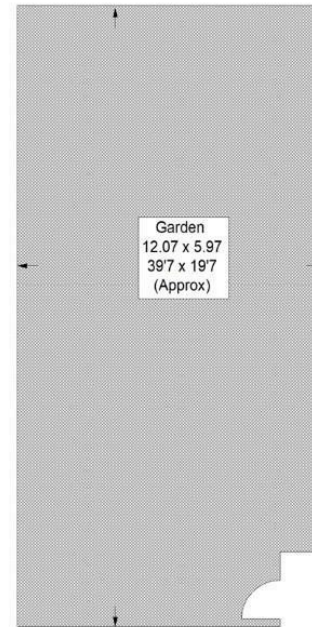
# Floorplan

## Samos Road, SE20

Approximate Gross Internal Area  
53.1 sq m / 572 sq ft



**First Floor**



**Ground Floor**

(Not Shown In Actual  
Location / Orientation)

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only as defined by RICS - Code of Measuring  
Practice. Not drawn to Scale. Windows and  
door openings are approximate. Please check  
all dimensions, shapes and compass bearings  
before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		75	77
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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