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POWERED BY  
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# Maple Road, Penge

£375,000

2 2 1



**\*GUIDE PRICE £375,000-£400,000\***

Please Quote Ref TH0310 For All Enquiries - A stylish and well-presented share of freehold split-level flat arranged over the first and second floors of an attractive period property on sought-after Maple Road, SE20.

Blending period character with modern comforts, this home has been carefully maintained by the current owner. A particular highlight is the striking cast iron fireplace in the spacious kitchen/diner, providing a charming focal point for everyday living and entertaining.

The first floor comprises a generous kitchen/dining area, a bright reception room, a modern fitted bathroom, and a good-sized bedroom. Upstairs, the loft has been converted to create a large double bedroom with excellent natural light and practical eaves storage.

As a share of freehold property, with a low annual service charge of approximately £350 – making it an affordable and attractive alternative to standard leasehold homes.

Ideally positioned, the property benefits from Maple Road's independent shops, cafés and amenities, with Penge East, Penge West and Anerley stations all within walking distance, offering fast and frequent connections into Central London.

This versatile home is well suited to first-time buyers, young professionals, or buy-to-let investors seeking a characterful property in a well-connected South London location.

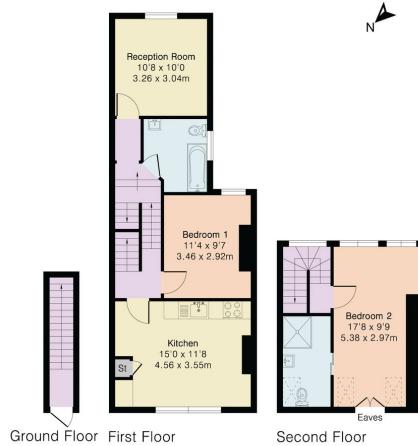


Approximate Gross Internal Area 847 sq ft - 79 sq m

Ground Floor Area 37 sq ft – 3 sq m

First Floor Area 546 sq ft – 51 sq m

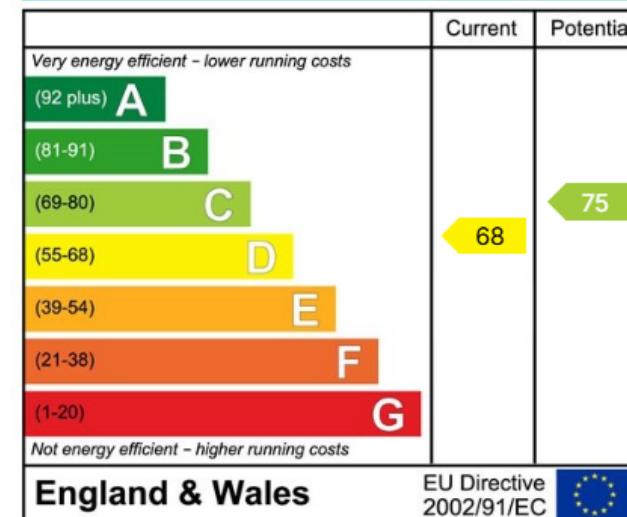
Second Floor Area 264 sq ft - 25 sq m



- Please Quote Ref TH0310 For All Enquiries
- Low annual service charge of approximately £400
- Bright reception room offering flexible space for relaxing or working from
- ~~Contemporary fitted bathroom with modern finishes~~
- Desirable Maple Road location, with independent shops, cafés and everyday amenities on the doorstep
- Share of freehold split-level flat arranged over the first and second floors of a ~~spacious kitchen/diner~~ building with a striking cast iron fireplace – ideal for cosy meals or ~~entertaining~~ proportioned bedrooms, including a generous loft-converted ~~double~~ ~~fully presented and well lit~~ ~~double~~ ~~fully presented and well lit~~ for throughout
- Excellent transport links via Penge East, Penge West and Anerley stations, with quick connections into Central London



## Energy Efficiency Rating



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