

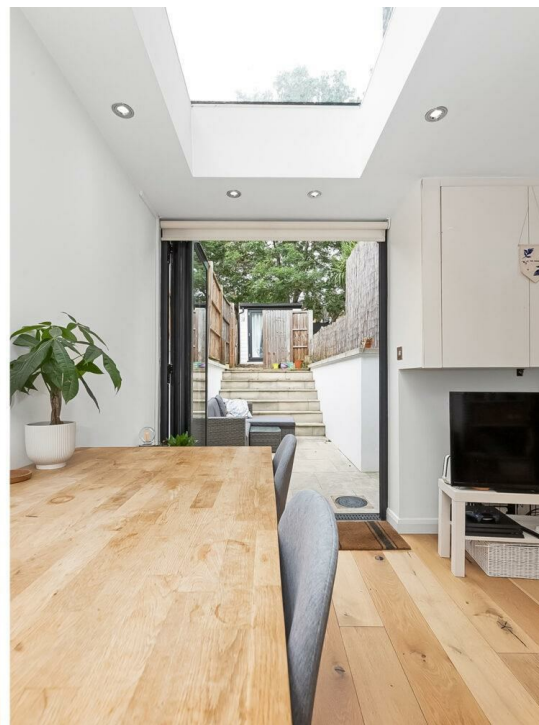
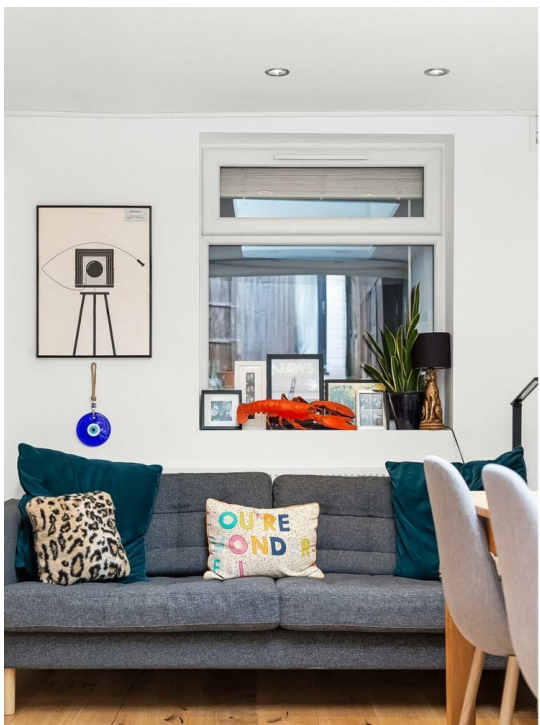


Mosslea Road, SE20 | Guide Price £450,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local



# In General

- Period apartment with modern finish
- Incredibly bright living space
- Modern, stylish kitchen
- Large double bedroom
- Study / snug
- Bathroom
- Private rear garden
- Garden office / studio
- No onward chain
- Share of Freehold

# In Detail

**\*\* Guide price £450,000 - £475,000 \*\*** This smart apartment with private rear garden and garden office, benefits from a private entrance and no onward chain.

Sleek interiors cleverly contrast with the period exterior to create a modern haven in this much- sought after, no through road in Penge.

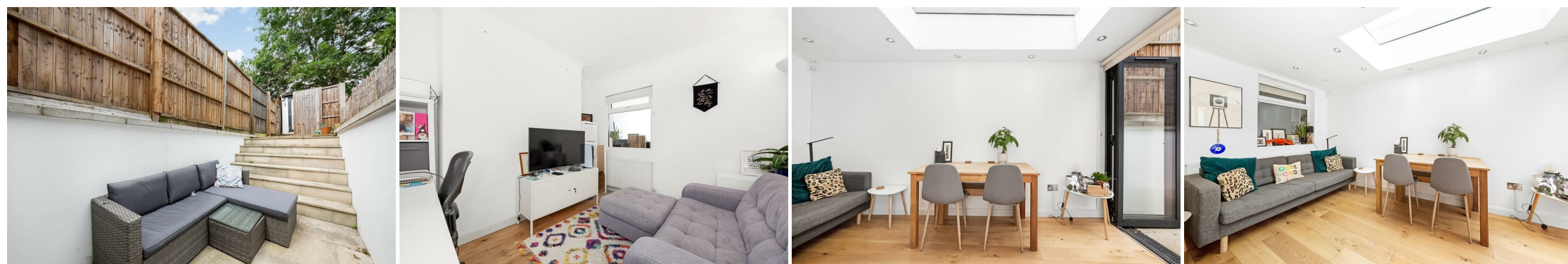
The apartment has been cleverly reconfigured to take full advantage of the natural light and access to the private rear garden. To the rear the living space is fresh, stylish and incredibly bright, with a huge skylight creating height and volume and sliding glazed doors opening the entire space to the patio.

The kitchen provides plenty of storage and work surfaces with all appliances neatly incorporated to maintain a clean aesthetic. A large sunny double bedroom to the front enjoys a wide bay window followed by a second room, currently used as an office / snug.

The garden has been is divided into zones creating two independent spaces unified by the sandstone stairs; the first being the patio area which flows naturally from the living space, and invites you to enjoy a morning coffee or simply lounge. The second area is great for those who like to potter, with a charming lawn area. There is also a garden office / studio here which is fully insulated and benefits from WiFi.

Mosslea Road is a charming residential road, with a great community. Located within easy reach of Crystal Palace Park, bars, restaurants and the excellent transport links that this part of South East London is known and loved for.

EPC: C | Council Tax Band: B | Lease: 999 Years Remaining | SC: As and when | GR: £0 | BI: £130 pa



# Floorplan

## Mosslea Road, SE20

Approximate Gross Internal Area  
 57.6 sq m / 620 sq ft  
 Outbuilding = 9.7 sq m / 104 sq ft  
 External Store = 1.1 sq m / 12 sq ft  
 Total = 68.4 sq m / 736 sq ft



### Lower Ground Floor

Copyright www.pedderproperty.com © 2024  
 These plans are for representation purposes 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		71	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	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.