

VICIS NOVA



Padua Road, SE20
£600,000 - £625,000



An exceptional collection of four luxury, new-build duplex apartments in the heart of SE20. Each with their own private garden.

Flats 1-4, 8 Padua Road, a true labour of love. Years of planning and development has led to the creation of these four contemporary apartments, where it's abundantly obvious that creating a modern-living experience was at the forefront of the designer's mind. The development consists of soothing neutrals, an abundance of natural light and well-proportioned rooms.

For the ground floor duplexes, you benefit from your own private entrance. The hall floor is devoted to the bedrooms and bathrooms. Upon entry, you'll find an incredibly spacious entry hall, great for prams, coats and shoes. Your principal bedroom is light and airy and complete with a contemporary en-suite bathroom and walk-in-wardrobe area. A further two bedrooms and family bathroom make up the rest of this floor.

Your entertaining space lies on the lower ground floor; a spacious open plan kitchen / living space with bi-fold doors opening out to your suntrap private garden. Tucked away just behind the kitchen is your utility room. This ensures the kitchen remains the focal point of both the home and entertaining space. In the summer months, indoor-outdoor living is seamless; open the bi-folds to let the outdoors in. Al fresco dining or a BBQ whilst the sun is shining? Yes please.



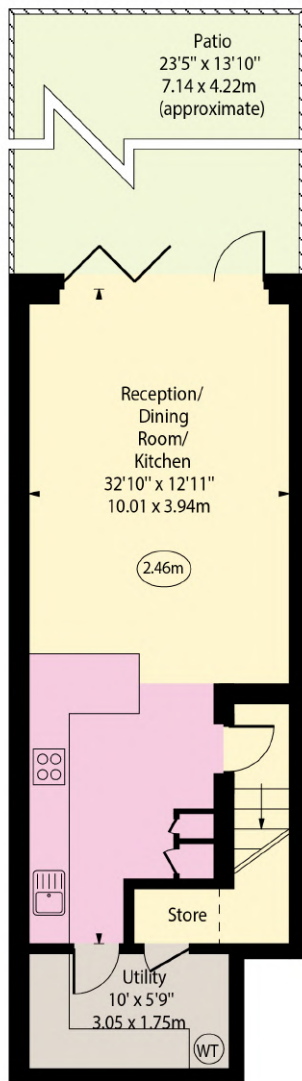




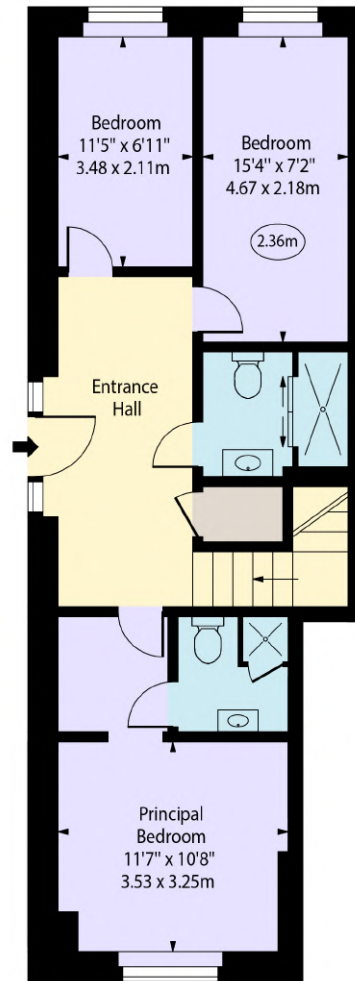
Padua Road,
Penge, SE20



○ - Ceiling Height



Lower Ground Floor



Upper Ground Floor

Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 031348K

Property Details

New-build duplex apartment
Principal bedroom with en-suite
Two further spacious bedrooms
Family bathroom
Spacious entry hall
Open-plan kitchen / living space
Utility / Pantry area off the kitchen
Direct access to your private garden
Tastefully-designed interiors
Separate entrance
Allocated off-street parking space
10 year new build warantee
Chain-free

Approx. 1,100 sqft / 102.2 sqm

EPC Rating: C

Tenure: Share of Freehold

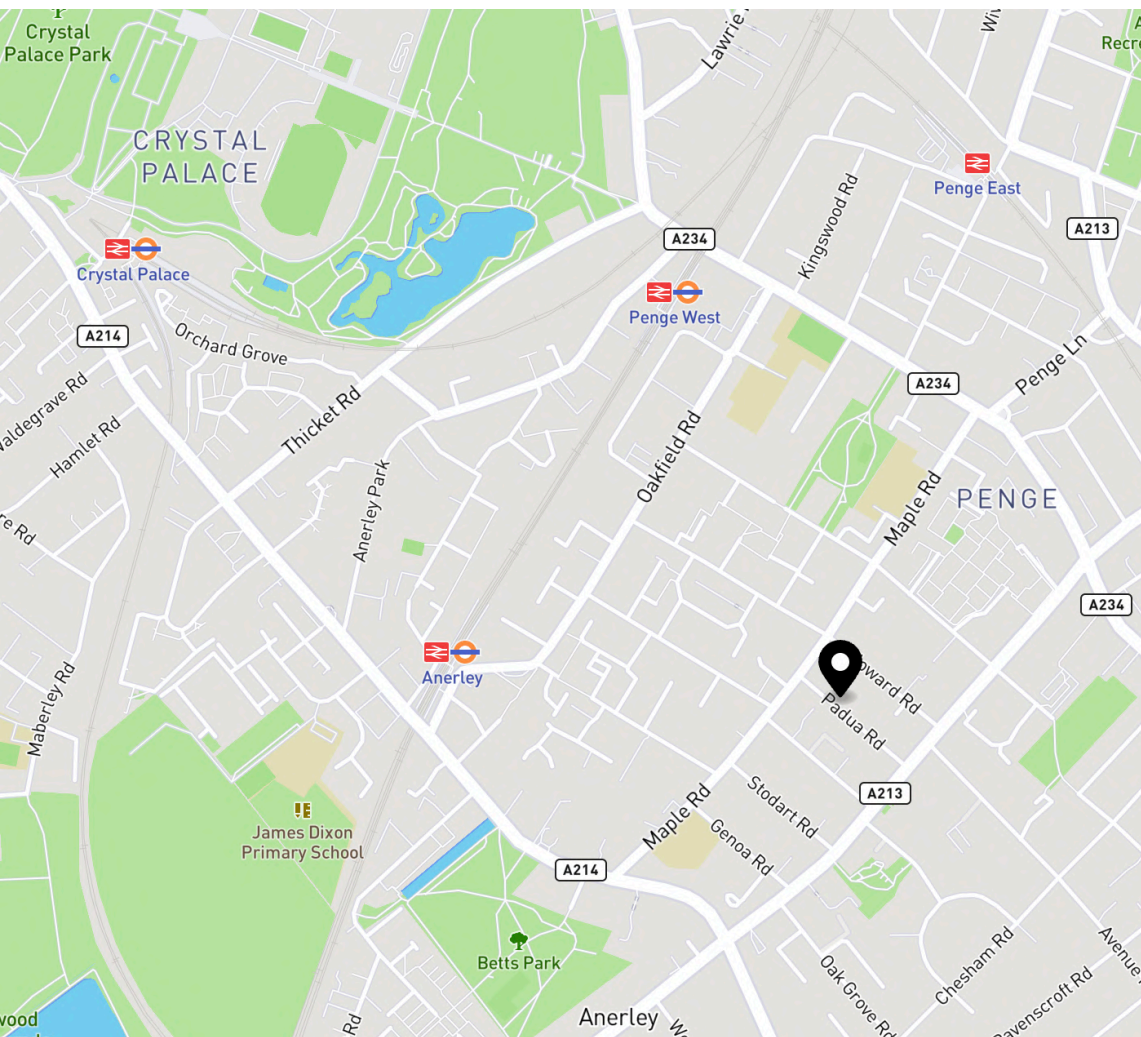
Remaining Lease Term: 999 years remaining

Service Charge: £TBC per annum

Ground Rent: £0 per annum

Council Tax Band: C

London Borough of Bromley



Location

Padua Road is a small, tranquil residential street just a leisurely stroll from Penge high street. This location offers a calm living experience whilst still being within easy reach to the array of amenities that Penge has to offer; independent and chain eateries, cafes, retailers and great rail links.

Penge has some incredible eateries, so if you're a foodie like me, you are truly spoilt for choice. For those who love Turkish cuisine, FIRIN is a must try. For a superb sit-down Italian experience, Friends of Flavour offers a fresh and authentic Italian experience. If a gastropub is more your vibe, The Bridge House by Penge West Station has great food, drinks and atmosphere.

If you're someone who enjoys the leafy green outdoors, meandering with a latte in hand whilst taking in the serenity of nature, you're in luck. Padua Road is closely situated to both Crystal Palace Park and Betts Park. Crystal Palace Park is a marvel and has incredible amenities including the National Sports centre for those who enjoy an active lifestyle, a free farm within the park, play areas, a café & so much more!!

Anerley Station – c. 9-minute walk (Overground)
Penge West Station – c. 12-minute walk (Overground, Southern)



Thinking of Moving?

Let's talk.

James D Neicho

Founder & Managing Director

VICIS NOVA | Estate Agency

07300 834 099

jdn@vicisnova.co.uk

vicisnova.co.uk

Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.