



## Flat 2 33 Samos Road

London, SE20 7UQ

**Asking Price £415,000**

Nestled in the heart of London on the picturesque Samos Road, this charming two bedroom flat offers a delightful blend of Victorian character and modern living. Spanning an impressive 663 square feet, this ground floor residence is part of a beautifully converted Victorian building, exuding charm and elegance throughout.

Tenure: Leasehold.

The building normally operates with a share of freehold arrangement; however, the share of freehold will not form part of the current sale, and the property is being offered on a leasehold basis only. Further information is available upon request. Prospective purchasers should ensure their solicitor reviews the tenure arrangements during the conveyancing process.

The property benefits from a spacious reception area that seamlessly connects to the open-plan dining space, creating an inviting atmosphere perfect for both relaxation and entertaining. The separate kitchen, located at the rear, is well-appointed and conveniently positioned next to the reception area, making it easy to engage with guests while preparing meals.

One of the standout features of this property is the access to both a front garden and a private rear garden, providing a tranquil outdoor space to enjoy. The double doors from the reception area lead directly to the rear garden, allowing for a seamless transition between indoor and outdoor living. Additionally, residents can take advantage of the communal garden, enhancing the overall appeal of this lovely flat.

### 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.

- TWO BEDROOM FLAT
- VICTORIAN CONVERSION
- GROUND FLOOR
- FRONT & REAR GARDEN
- SEPARATE KITCHEN
- DOUBLE DOORS LEADING TO SOLE USE GARDEN
- TREE LINED RESIDENTIAL ROAD
- 8 MINUTE WALK TO BIRKBECK STATION
- 13 MINUTE WALK TO ANERLEY STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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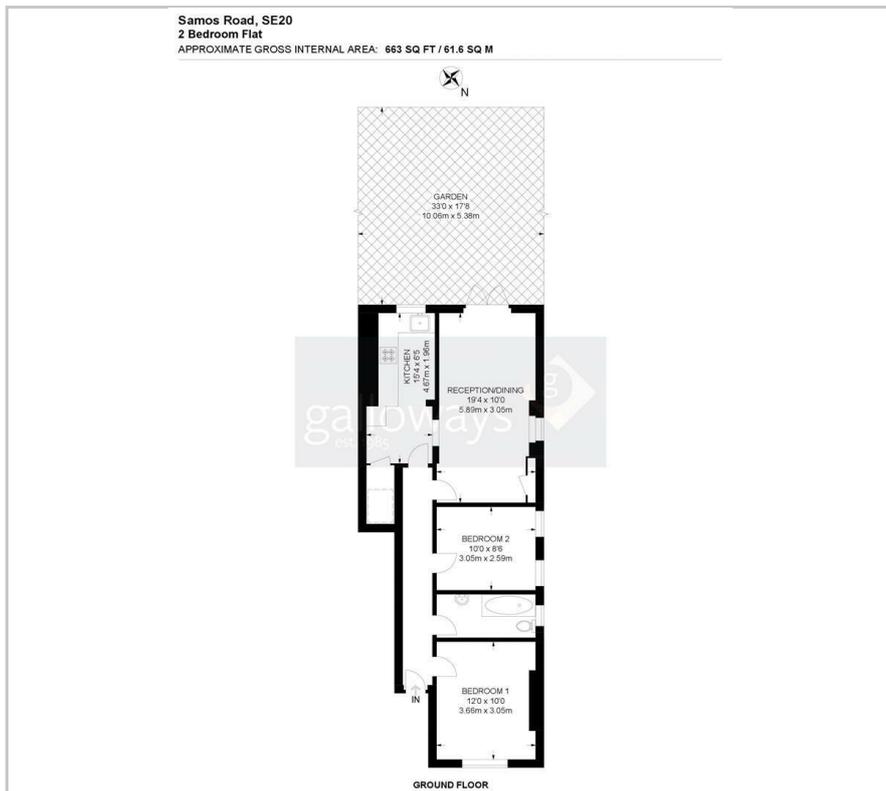
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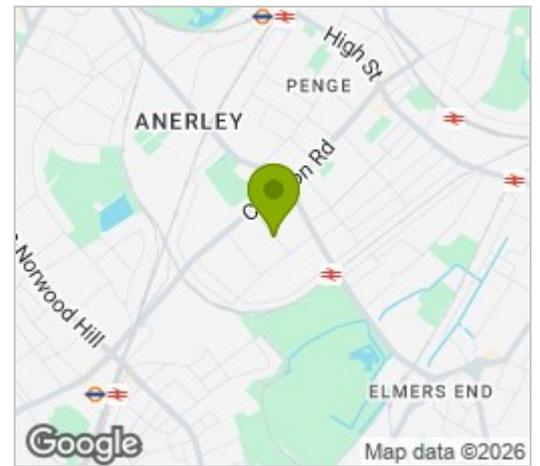
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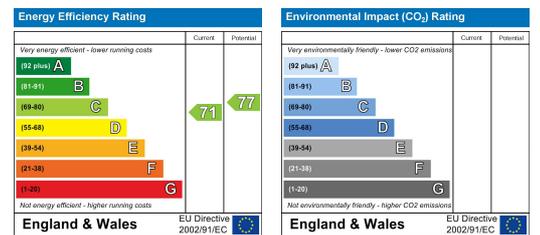
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.