



**Maple Road, London**

Asking Price £250,000



## Property Summary

Propertyworld proudly presents to the sales market this fantastic two-bedroom purpose-built apartment — a genuine 'value for money' - with no onward chain and ready for immediate residency

Offered with no onward chain, this well-proportioned property is ideally situated within minutes' walk of both Anerley and Penge West railway stations, as well as the wealth of shops, cafés and amenities found along Penge High Street.

Forming part of a small, well-maintained block, this second-floor apartment benefits from lift access and offers an excellent opportunity for buyers to modernise and personalise the space to their own taste.

Upon entering, there is useful integral storage, while the impressive 15ft+ reception room provides a bright and airy living space, featuring large windows with attractive dual-aspect views to the front and side. The adjoining kitchen offers a good selection of wall and base units, together with generous worktop space for food preparation.

There are two well-proportioned bedrooms, both featuring fitted carpets and large windows, while the bathroom comprises a three-piece suite, tiled walls and contrasting ceramic tiled flooring.

Outside, residents benefit from on-street parking, as well as additional parking within the grounds on a first-come, first-served basis. A particular highlight is the garage en-bloc included with the property. Further benefits include entry-phone security and communal patio space.

In our opinion, this is an excellent opportunity for first-time buyers and investors alike, particularly with the added benefit of a share of the freehold.

Early viewing is highly recommended!

**Penge Sales**  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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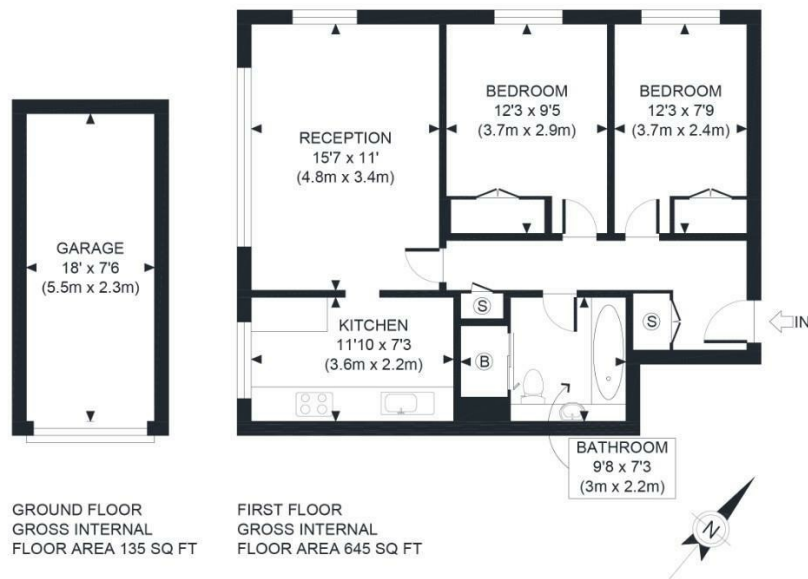
- Two Bedrooms
- Purpose built Apartment
- Second floor accommodation
- Lift Access and Entry phone system
- Separate kitchen from large lounge
- Garage en-bloc
- No onward chain complications
- Shared Freehold Tenure
- Epc rated D
- Council Tax Band C

## Our Vendor Loves...

Lovely neighbours and a nice block to live in. The lounge always feels enormous and so bright with the large windows. Parking is really easy and when you've got shopping to take home, the lift makes everything so much easier.





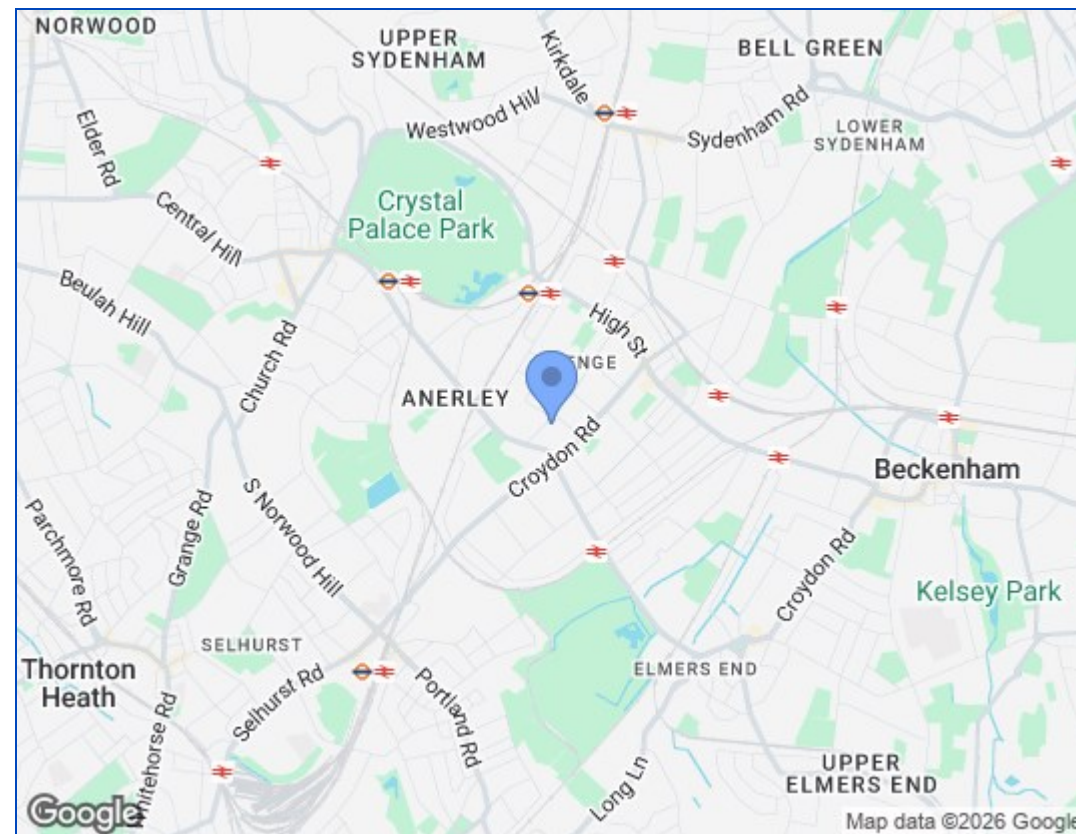


**APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 780 SQ FT / 72 SQM**  
**APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 645 SQ FT / 60 SQM**  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**Roberts Court**

date: 29/08/26

**photoplan**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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