



## 37A Tremaine Road

London, SE20 7UA

**Asking Price £425,000**

Galloways are delighted to present this charming two double-bedroom ground-floor Victorian maisonette, situated in the heart of Penge. Offering a perfect blend of period character and modern convenience, this fantastic home benefits from its own private front door and a sole-use rear garden, ideal for entertaining, relaxing, or enjoying outdoor space in the city.

A key advantage of this property is that the vendor will be extending the lease as part of the transaction, covering the associated costs, ensuring a secure and long-term investment for the new owner.

Tremaine Road is perfectly positioned to enjoy all that Penge and the surrounding areas have to offer. With a vibrant mix of independent cafés, restaurants, and green spaces, residents benefit from a strong sense of community and excellent local amenities.

For commuters and those needing easy access to central London and beyond, the property is well served by multiple transport links:

Birkbeck Station (0.4 miles) – Trains to Beckenham Junction and London Bridge, as well as Tramlink services to Croydon.

Anerley Station (0.6 miles) – Overground services connecting to Shoreditch, Highbury & Islington, and West Croydon.

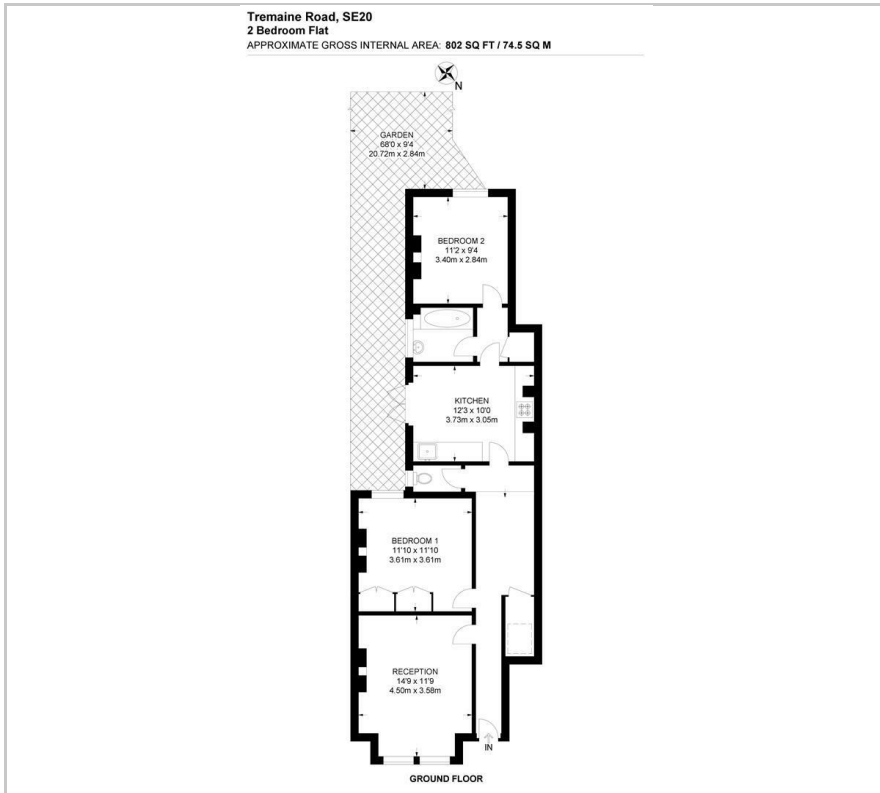
### Viewing

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.

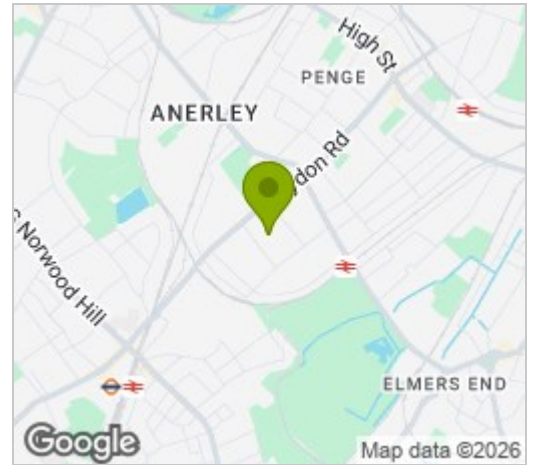
- TWO DOUBLE BEDROOMS
- VICTORIAN MAISONETTE
- OWN FRONT DOOR
- SOLE USE OF REAR GARDEN
- HIGH CEILINGS
- GOOD SIZE RECEPTION ROOM
- DOUBLE GLAZED WINDOWS
- 10 MINUTE WALK TO BIRCKBECK STATION
- 13 MINUTE WALK TO ANERLEY STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



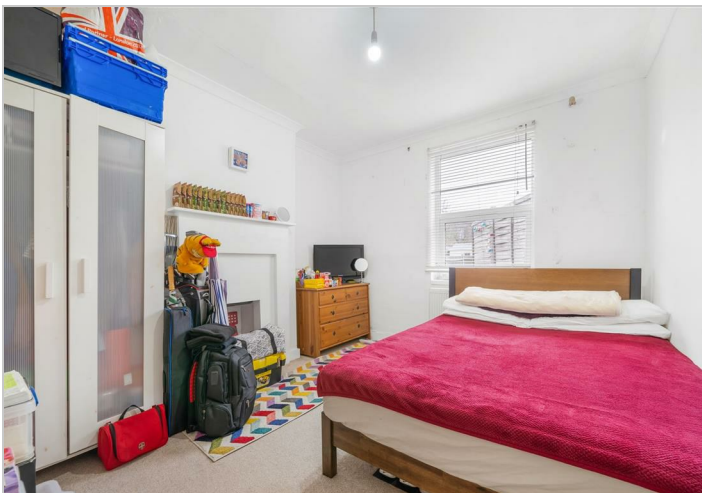
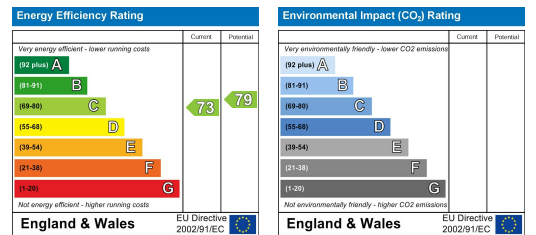
## Floor Plan



## 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.