



## 55a Tremaine Road London, SE20 7UA

**Guide Price £450,000**

Price Guide: £450,000 to £475,000

Nestled on the charming Tremaine Road, this delightful first floor maisonette offers a perfect blend of period elegance and modern convenience. Built in 1900, this purpose built Victorian property boasts a wealth of character, highlighted by stunning period features, including beautiful coloured glass windows that add a touch of charm and sophistication.

The maisonette comprises two well proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The modern kitchen/diner is equipped with contemporary fittings, ensuring that culinary enthusiasts will find it a joy to prepare meals. The bathroom has also been tastefully updated, offering a stylish and functional space.

Vendors Comments "We've loved living here — the road has a friendly, supportive community with annual street parties and a neighbours' WhatsApp group. Green spaces like Betts Park, South Norwood Lakes and Country Park are just a short walk away, and everyday essentials are close by with Aldi, Co-op and Tesco Express within ten minutes. The area also has great independent cafés, breweries and pubs, while nearby Crystal Palace offers great pubs, restaurants and live music in the park throughout the summer."

One of the standout features of this property is the private garden, a rare find in London. This outdoor space provides a tranquil retreat, perfect for enjoying sunny days or hosting barbecues with friends and family.

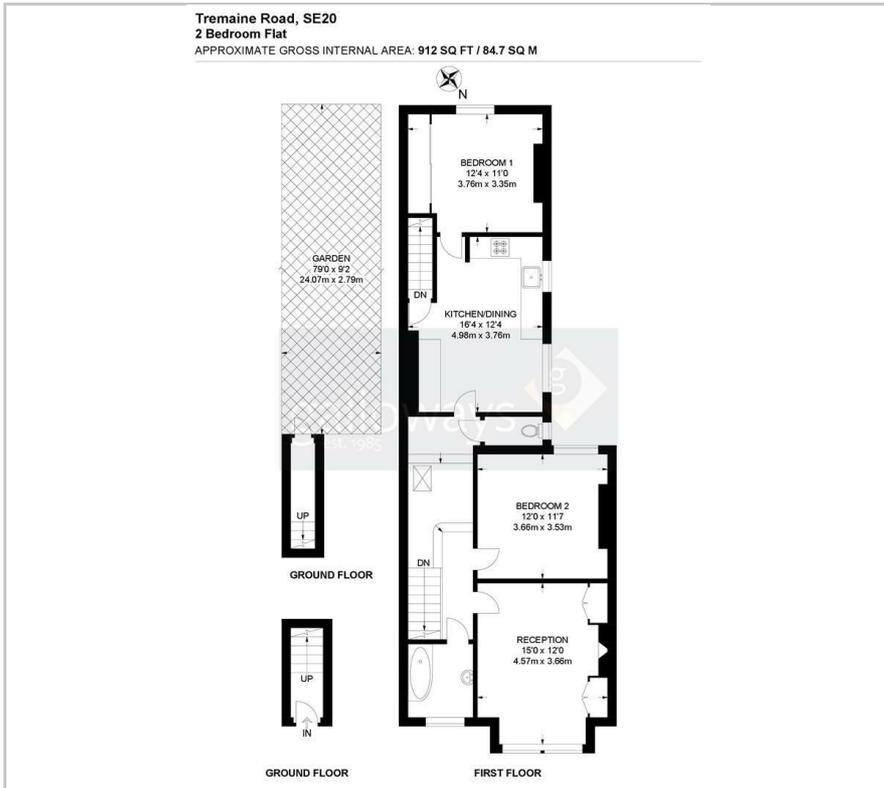
### Viewing

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.

- VIEWINGS AVAILABLE FROM 01/11/2025
- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- PURPOSE-BUILT VICTORIAN MAISONETTE
- SPACIOUS, MODERN FITTED KITCHEN
- PRIVATE REAR GARDEN WITH DIRECT ACCESS
- LOCATED ON A TREE-LINED RESIDENTIAL ROAD
- 10 MINUTE WALK TO BIRKBECK TRAIN AND TRAM STATION
- 13 MINUTE WALK TO ANERLEY TRAIN STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



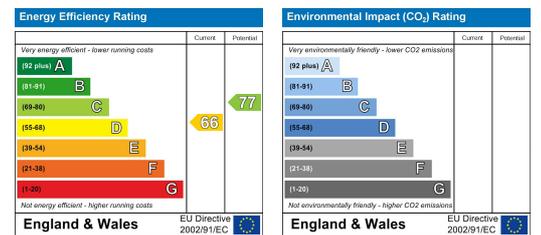
## Floor Plan



## Area Map



## Energy Efficiency Graph



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