



**Padua Road, London**

Asking Price £425,000



## Property Summary

Propertyworld is delighted to offer this exceptional split-level maisonette with private garden – a beautifully presented home that genuinely feels like a house.

Lovingly upgraded and refurbished by the current owner, the property has been enhanced with thoughtful touches throughout, including a new upgraded front door, carefully selected lighting and reclaimed traditional internal doors that complement the character of the building.

Arranged over two generous levels, the home is flooded with natural light from large windows that create a wonderful sense of airiness and flow. Period-style features blend seamlessly with modern finishes, all presented in excellent decorative order.

The lower ground floor provides two substantial double bedrooms, one with direct access to the large private rear garden. Striking herringbone-style stripped wooden flooring runs throughout this level, adding warmth and cohesion. The bathroom, replaced a couple of years ago, is a stunning fully tiled contemporary space with a crisp three-piece white suite.

Upstairs, the ground floor offers a superb reception room measuring almost 16ft x 12ft, with stripped wooden flooring and a seamless flow into a delightful kitchen diner. A huge rear window overlooks the garden and fills the space with light.

The rear garden is a true sanctuary – a quiet oasis ideal for relaxing, entertaining and play. It also includes a separate garden room, currently used as a home office.

Further benefits include neutral décor, share of freehold with just one other owner and no service charges.

Padua Road enjoys a friendly, supportive community with its own residents' WhatsApp group and a lovely mix of families and professionals. A short walk leads to Penge's vibrant high street, excellent schools and superb green spaces including Betts Park and Crystal Palace Park.

A rare opportunity and perfect first-time buy.

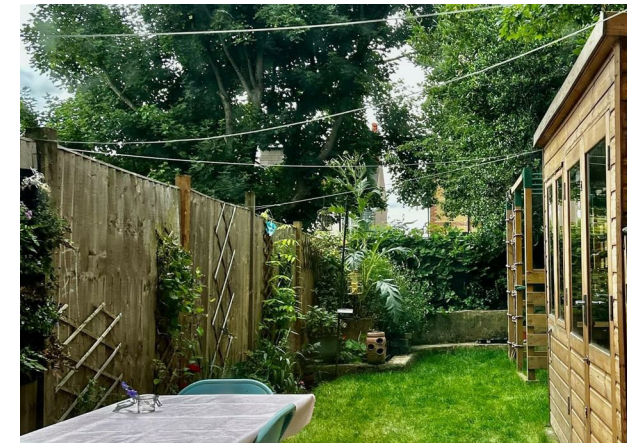
**Penge Sales**  
**020 8659 1005**  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

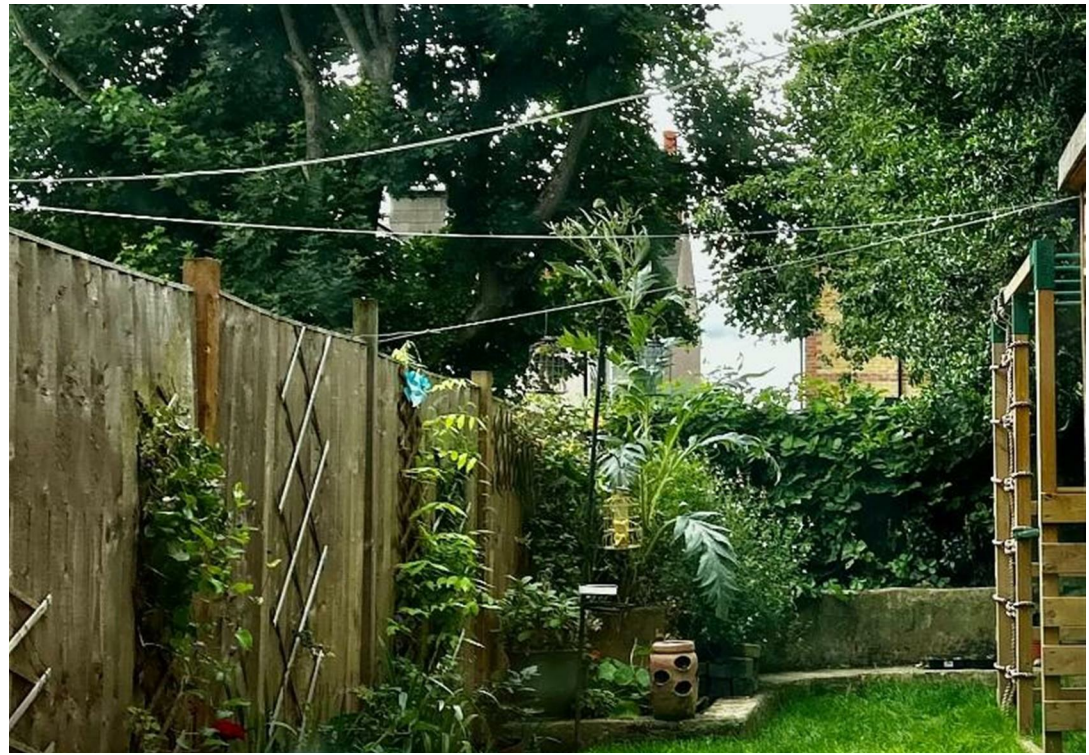
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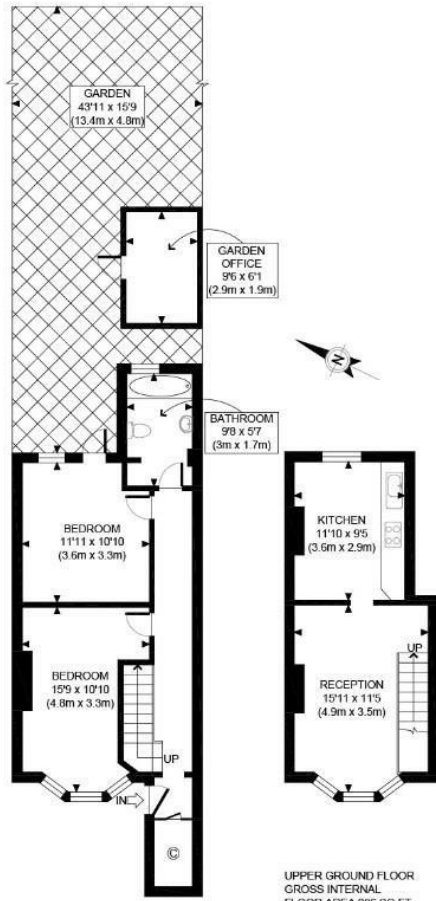
- Two double bedroom maisonette
- Split level with the feel of a house
- Gorgeous private rear garden with garden room
- Share of freehold
- Stunning herringbone wooden flooring on lower ground floor
- Thoughtfully upgraded by current owner
- Recently fitted bathroom suite
- Large kitchen dinner
- Full of natural light
- EPC Rating: C Council Tax Band: C

## Our Vendor Loves...

"This has been our happy home for eight years. I chose it because of its big windows, which flood the flat with light, and its connection to the garden. In the summers we have loved having picnics on the lawn, outdoor birthday parties and alfresco meals. I also added the garden office where I work from home regularly. I refurbished and opened the space on the ground floor, including a new contemporary bathroom, front door, and lighting. I drew the space together with reclaimed, traditional doors and contemporary, wooden, herringbone flooring. We and our co freeholders have cared for the house happily over the years. The road is friendly and supportive, and there is a group WhatsApp. Our neighbours include young families, professionals and people who have lived on the road for years."







LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 466 SQ FT

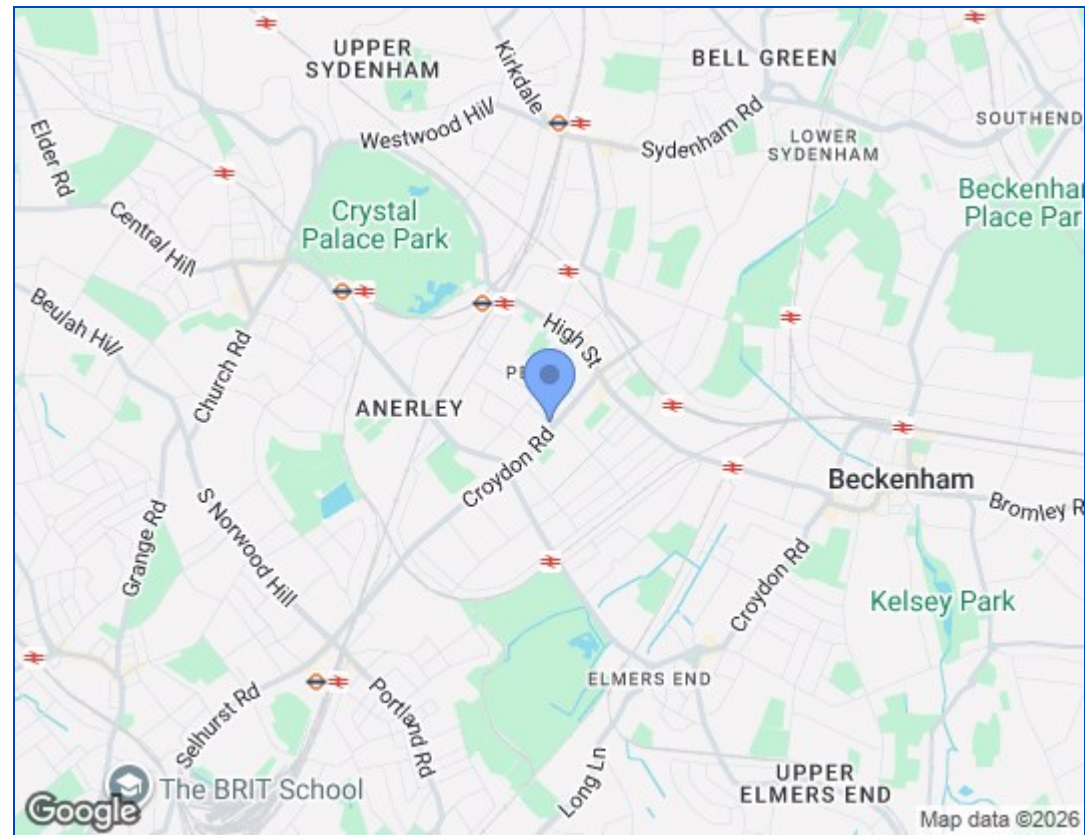
UPPER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 286 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE/SHED 810 SQ FT / 75 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE/SHED 752 SQ FT / 70 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.

Padua Road

date: 18/02/2016



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>	69	77
(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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