



39 QUEEN ADELAIDE ROAD LONDON, SE20 7DX

£400,000
LEASEHOLD

Situated on a popular residential road in the heart of Penge and just two minutes walk from the High Street, this generously proportioned three-bedroom split-level maisonette offers approximately 947 sq ft of internal accommodation, its own private entrance and a private rear garden. Arranged across two floors, the property provides an excellent balance of living and bedroom space, making it an ideal home for couples, families or those seeking additional room for home working.

The ground floor comprises an entrance hall, a convenient guest WC and a well-appointed kitchen measuring almost 16 ft in length. To the rear is a spacious open-plan reception and dining area, extending to approximately 19 ft overall and opening directly onto a private patio garden. Upstairs are three bedrooms, including an impressive 16 ft principal bedroom, together with a family bathroom. The property also benefits from free on-street parking.

DouglasPryce

Queen Adelaide Road, SE20 **DouglasPryce**

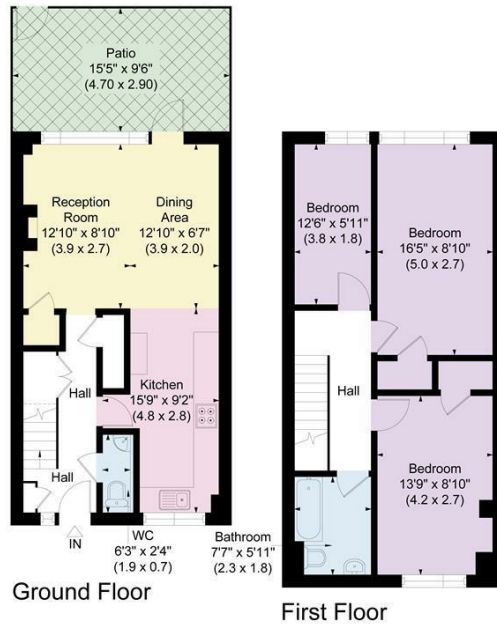
Approximate Internal Area

947 sq ft/ 88 sq m

Outside Area

151 sq ft/ 14 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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