

VICIS NOVA



Padua Road, SE20
£525,000



An exceptional collection of four, luxury new-build duplex apartments in the heart of SE20. Each with their own private garden.

Flats 1-4, 8 Padua Road, a true labour of love. Years of planning and development has led to the creation of these four contemporary apartments, where it's abundantly obvious that creating a modern-living experience was at the forefront of the designer's mind. The development consists of soothing neutrals, an abundance of natural light and well-proportioned rooms.

The hall floor is home to both your bedrooms and bathrooms. The entry hall itself is spacious, perfect for storing any coats and shoes.

Natural light floods your principal bedroom, complete with a contemporary en-suite bathroom. A further double bedroom and family bathroom make up the rest of this floor.

Heading upstairs, you've got an incredibly spacious kitchen and reception room. Whilst the rooms are separate, by opening both doors you create an open-flow with dual aspect. Natural light fills the space, making entertaining guests incredibly enjoyable. The kitchen was designed with both functionality and style in mind. Complete with a breakfast bar, abundance of counter space, integrated appliances and cupboard space.

Out and round to the rear of the property, you have a private pathway leading you to your own private section of garden. To the rear of the garden, an abundance of greenery provides cover so that you are not overlooked. Creating a true private sanctuary.

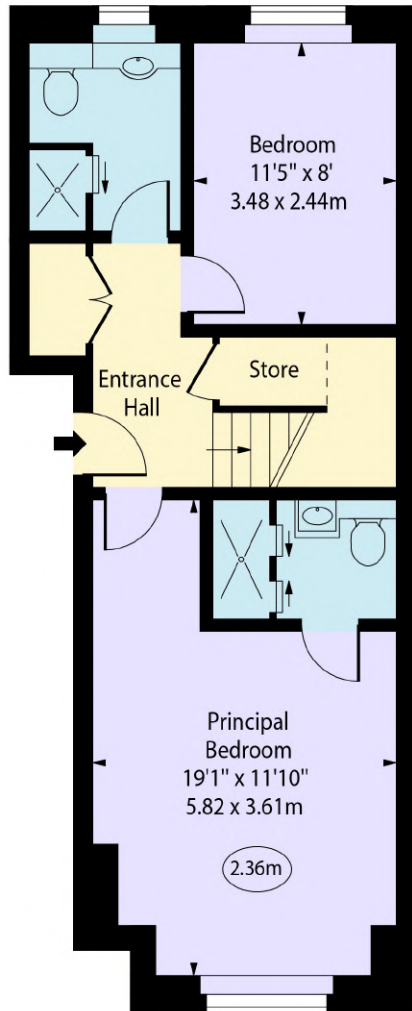




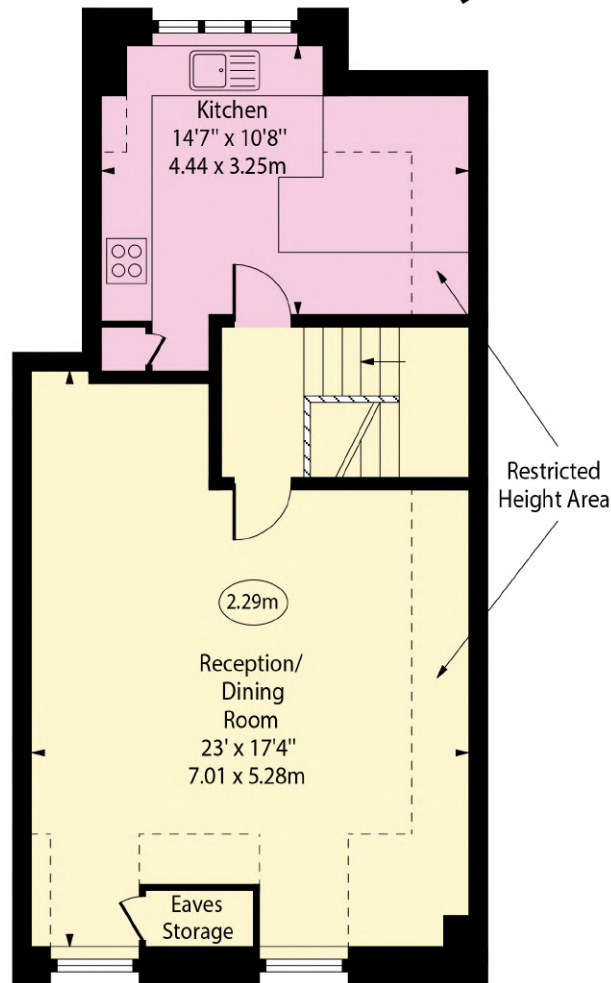


Padua Road,
Penge, SE20

○ - Ceiling Height



First Floor



Second Floor

Property Details

- New-build duplex apartment
- Principal bedroom with en-suite shower room
- Further double bedroom
- Family shower room
- Spacious entry hall
- Separate kitchen with breakfast bar
- Large lounge / dining area with lots of natural light
- Private path to your private section of garden
- Soothing neutral colour tones
- High-quality, contemporary finishing throughout
- Allocated off-street parking space
- 10 year new build warantee
- Chain-free

Approx. 1,040 sqft / 96.6 sqm

EPC Rating: C

Tenure: Share of Freehold

Remaining Lease Term: 999 years remaining

Service Charge: £TBC per annum

Ground Rent: £0 per annum

Council Tax Band: C

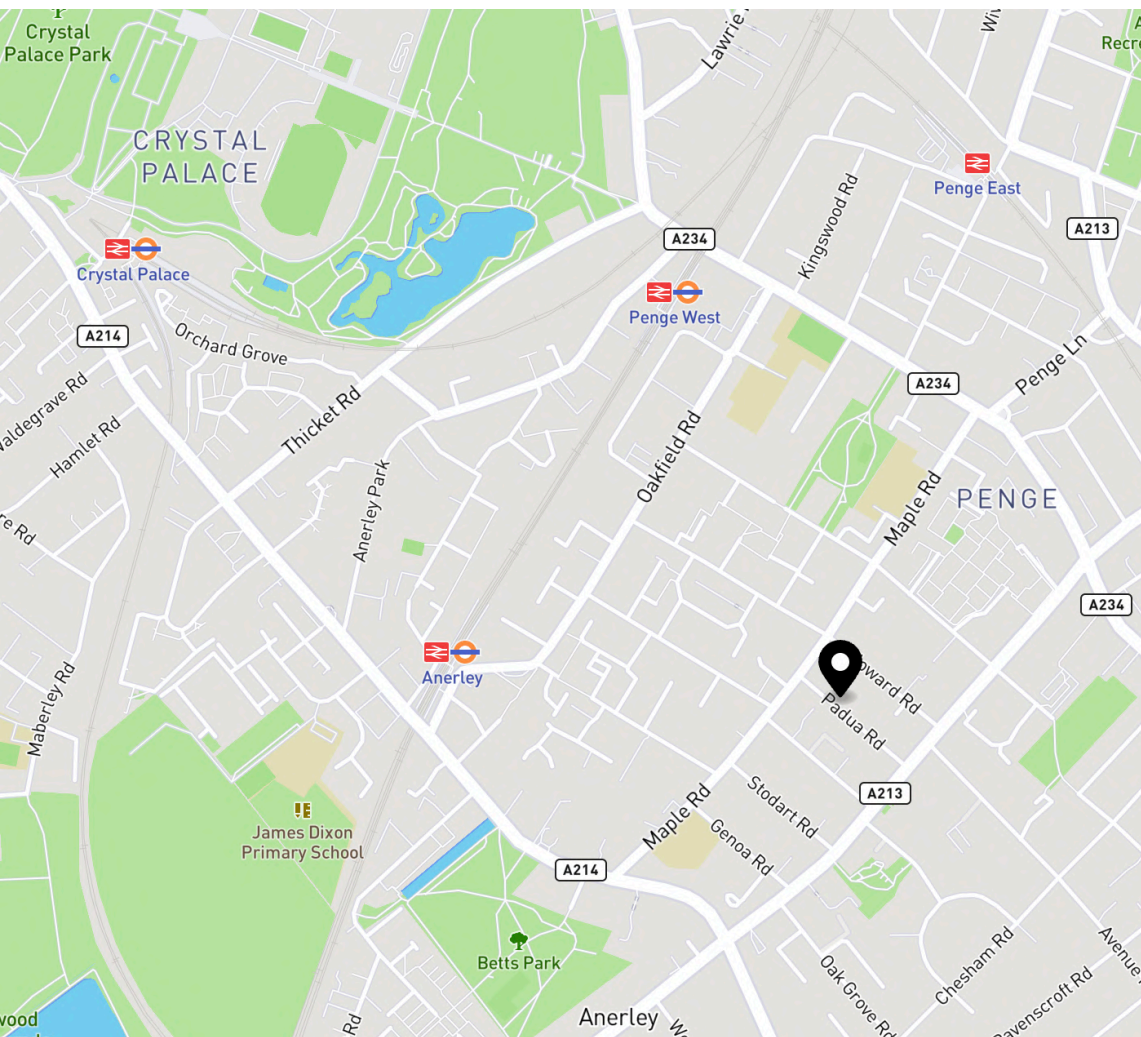
London Borough of Bromley

Approx. Floor Area Including Restricted Heights 1040 Sq Ft - 96.62 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Location

Padua Road is a small, tranquil residential street just a leisurely stroll from Penge high street. This location offers a calm living experience whilst still being within easy reach to the array of amenities that Penge has to offer; independent and chain eateries, cafes, retailers and great rail links.

Penge has some incredible eateries, so if you're a foodie like me, you are truly spoilt for choice. For those who love Turkish cuisine, FIRIN is a must try. For a superb sit-down Italian experience, Friends of Flavour offers a fresh and authentic Italian experience. If a gastropub is more your vibe, The Bridge House by Penge West Station has great food, drinks and atmosphere.

If you're someone who enjoys the leafy green outdoors, meandering with a latte in hand whilst taking in the serenity of nature, you're in luck. Padua Road is closely situated to both Crystal Palace Park and Betts Park. Crystal Palace Park is a marvel and has incredible amenities including the National Sports centre for those who enjoy an active lifestyle, a free farm within the park, play areas, a café & so much more!!

Anerley Station – c. 9-minute walk (Overground)
Penge West Station – c. 12-minute walk (Overground, Southern)



Thinking of Moving?

Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.