



## 15 Samos Road

London, SE20 7UQ

**Asking Price £475,000**

A well-presented three-bedroom first-floor Victorian maisonette for sale in Anerley, SE20, offering its own private front door and rear garden, and ideally located close to stations and green spaces.

This charming period home benefits from its own front door, offering a real sense of independence, and combines classic Victorian character with thoughtful modern upgrades.

The accommodation is arranged over the first floor and includes a spacious kitchen/dining room, perfect for everyday living and entertaining, along with three well-proportioned bedrooms and a bright, comfortable living space. The vendor has enhanced the property by upgrading the original windows to double-glazed sash windows, improving both comfort and energy efficiency while retaining the home's period appeal.

One of the standout features is the rear garden, which is directly accessible and ideal for relaxing, entertaining, or enjoying a bit of outdoor space.

Samos Road is superbly located for transport and green spaces. Anerley Station and Birkbeck Station are both within easy reach, offering excellent links into Central London, while Elmers End and Penge West stations provide additional rail options. For outdoor lovers, Crystal Palace Park is close by, along with other well-regarded local parks and recreational areas.

Well placed for local shops, cafés, and amenities, this is a fantastic opportunity to secure a characterful home in a highly convenient South East London location.

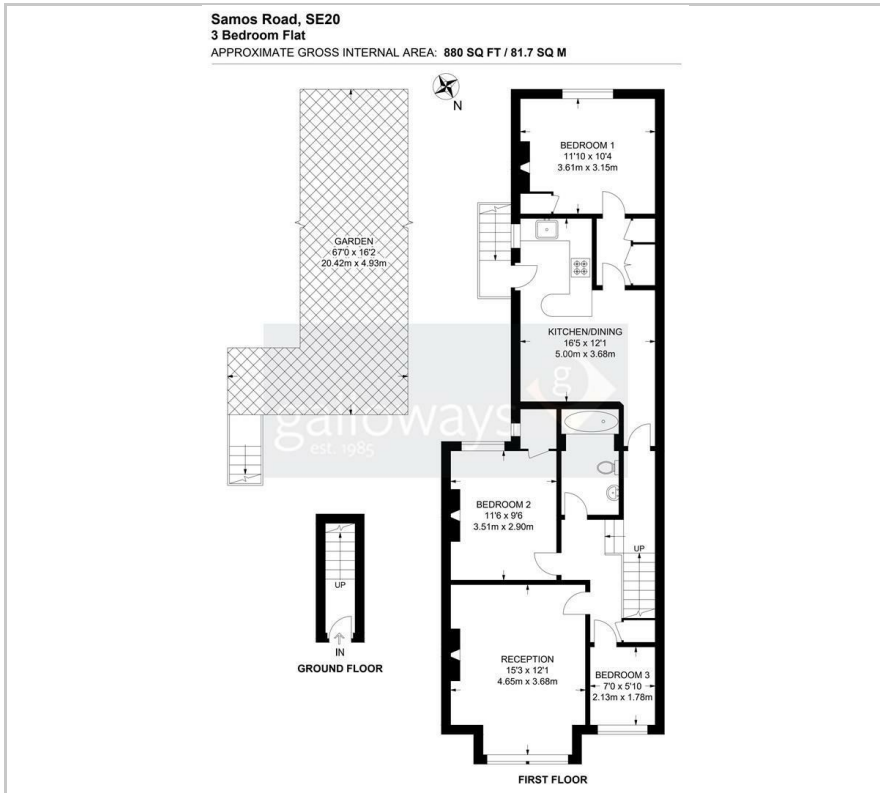
### Viewing

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.

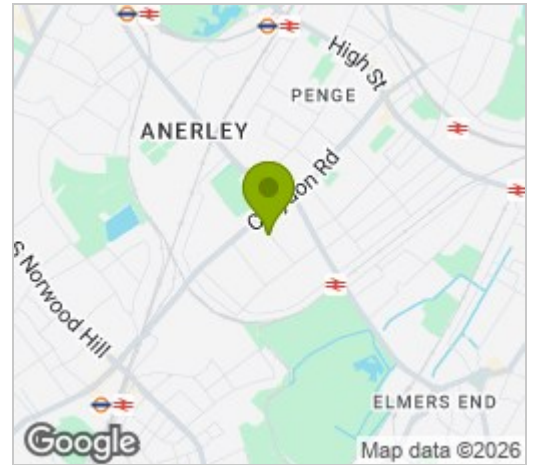
- THREE BEDROOM FIRST FLOOR VICTORIAN MAISONETTE
- OWN FRONT DOOR
- PRIVATE REAR GARDEN WITH DIRECT ACCESS
- SPACIOUS KITCHEN / DINING ROOM
- UPGRADED DOUBLE GLAZED SASH WINDOWS
- EXCELLENT TRANSPORT LINKS VIA ANERLEY, BIRKBECK AND ELMERS END STATIONS
- CLOSE TO CRYSTAL PALACE PARK AND OTHER LOCAL GREEN SPACES
- RECEPTION ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN AND BATHROOM
- NO ONGOING CHAIN



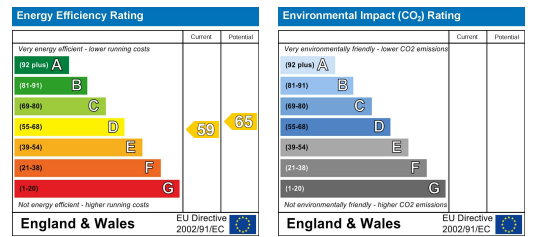
## Floor Plan



## Area Map



## Energy Efficiency Graph



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