



Princes Road, SE20 | Guide Price £500,000

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In General

- Alexandra Conservation Area
- Through Reception
- Kitchen
- Rear extension
- Upstairs bathroom
- Two Bedrooms
- Private Rear Garden
- Excellent transport links
- No onward chain

In Detail

* Guide Price £500,000 to £525,000 *

A rarely available two bedroom Alexandra Cottage, located in this much sought after pocket in Penge within close proximity of Crystal Palace Park, transport links and a wealth of shopping facilities.

This property is a rare find and has been a much loved home for many years, now offering a unique opportunity for an incoming homeowner to recreate a space to suit their own tastes and needs.

For those who are not familiar with these wonderful homes, The Alexandra Conservation area was built between 1866 and 1868 and provides a selection of two and three bedroom cottages in a tranquil, idyllic setting.

Prized for their charming architecture, Princes Road cottages offer more of a traditional layout with upstairs bathrooms, in comparison to neighbouring properties.

Comprising a through reception, kitchen, family bathroom and two bedrooms. To the rear is an extension which, with a little customisation, could be used as additional storage, a utility room or office space, enhancing the property's functionality whilst adding valuable, usable space to suit modern needs. Beyond this is a rear patio garden, providing a private outdoor space with plenty of scope to create a lovely setting for relaxing, entertaining or enjoying the warmer months.

The cottages are sought after for their picturesque properties, historical character, wonderful close knit community and close proximity to some lovely coffee shops, transport links including Sydenham Overground, Penge East (London/Victoria) and Penge West. Moments away is Alexandra Recreation grounds and Crystal Palace Park, offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

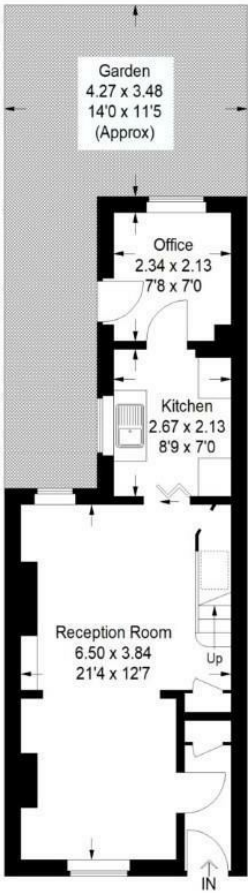
EPC: TBC | Council Tax Band: D



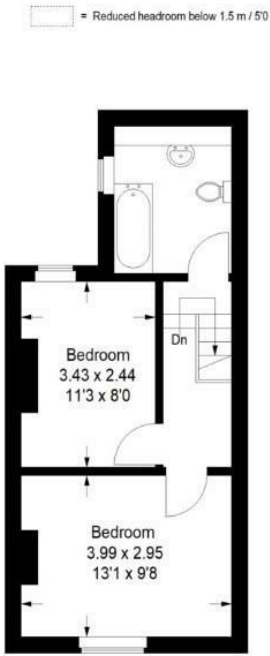
Floorplan

Princes Road , SE20

Approximate Gross Internal Area
68.0 sq m / 732 sq ft



Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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