

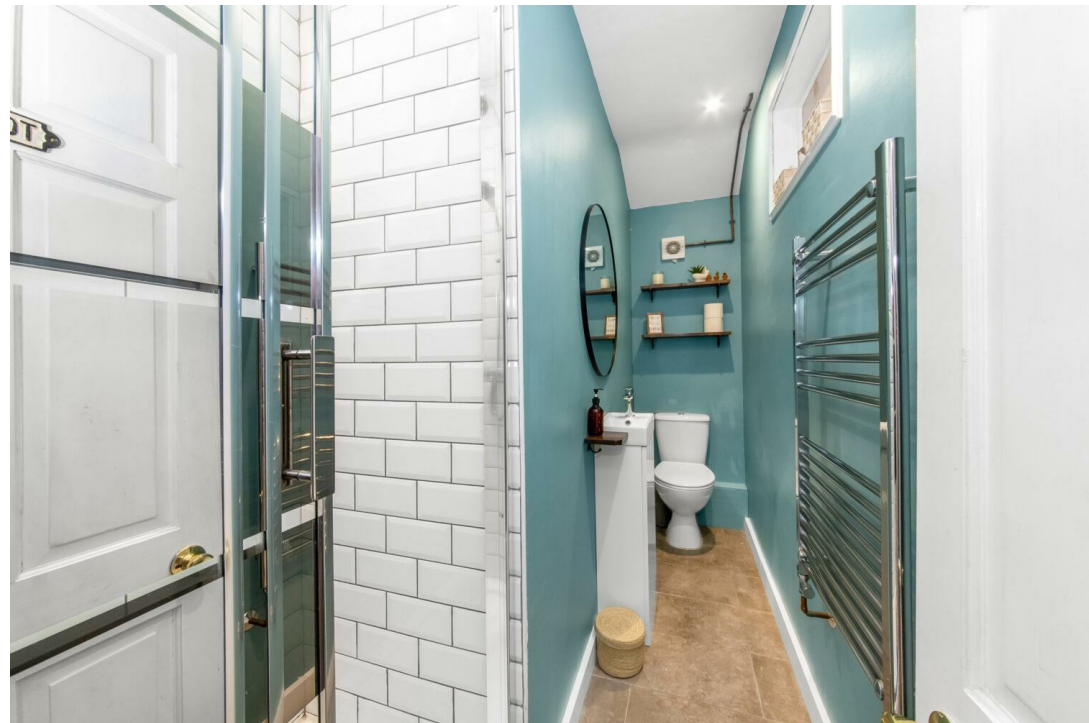


Seymour Terrace, SE20 | £325,000

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# In General

- One bedroom top floor conversion
- Ample fitted storage
- Modernised kitchen with breakfast bar
- No onward chain
- Characterful feel
- Quiet location
- Nearby multiple transport links

# In Detail

A neat and characterful one bedroom top floor period conversion forming part of a small private road in Anerley and available for sale with no onward chain.

The accommodation has been improved and upgraded, and offers a comfortable space to immediately enjoy. Additional fitted storage has been added to help keep things clutter-free, whilst the kitchen has been modernised to include a sit-up breakfast bar and provide ample work areas. Sash windows are prevalent throughout boasting pleasant elevated views and an internal staircase adds to a sense of space. Further benefits include a bedroom which has been finished in a contemporary grey tone and a shower room with a heated towel rail.

This quiet location works well for access to Crystal Palace, Anerley and both Penge East & West stations, local shops, and Crystal Palace Park.

EPC: C | Council Tax Band: B | Lease: 59 years remaining | SC: £43pm | GR: N/A | BI: £250PA




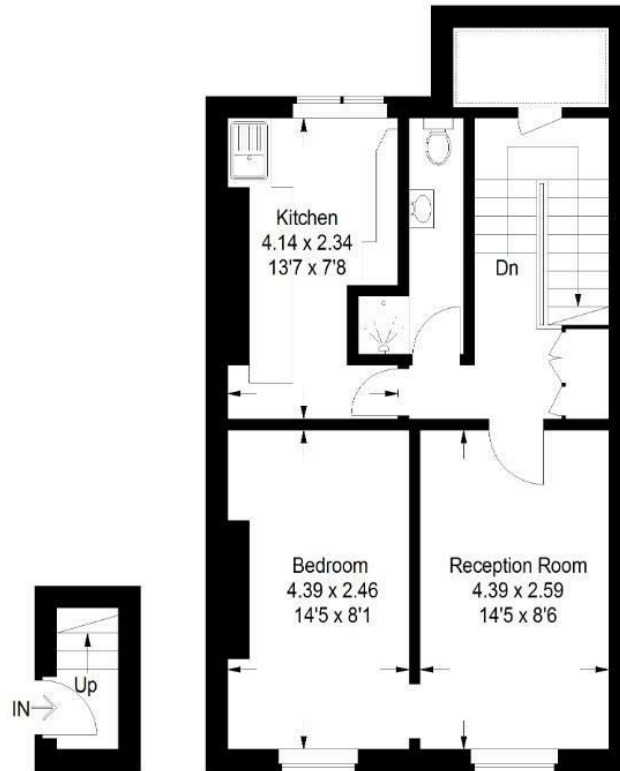
# Floorplan

## Seymour Terrace, SE20

Approximate Gross Internal Area  
60.2 sq m / 640 sq ft




 = Reduced headroom below 1.5 m / 5'0"



**First Floor    Second Floor**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) 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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