



Croydon Road, SE20 | Guide Price £450,000

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- Three bedroom Victoria maisonette
- No onward chain
- Characterful feel
- Direct access to a large private garden
- Off street parking
- Private entrance
- Air conditioned throughout
- A share of the freehold
- Bike storage

In Detail

Guide price £450,000-£475,000

Set within a detached Victorian building, this expansive three bedroom maisonette occupies the entire first floor, extending to approximately 1036 sq ft / 96.3 sq m. Accessed via a private entrance, the apartment pairs generous proportions with a well-appointed and adaptable layout.

The interior is characterised by an interplay of period detail and considered modern intervention. High ceilings and large windows allow for plenty of natural light, while original fireplaces provide a characterful feel. Storage has been thoughtfully integrated throughout, allowing the spaces to remain visually uncluttered.

At its heart lies an open-plan kitchen and living space, arranged for both everyday use and informal gatherings. The kitchen is fitted with clean-lined cabinetry and solid wood countertops, and has a gently stepped arrangement. Elsewhere, a contemporary bathroom is complemented by a separate walk-in shower and an additional WC. Air conditioning has been installed throughout.

To the rear, a substantial private garden is accessed directly from the property and extends the living space outdoors. The owners have lovingly cultivated by adding a decked seating area, contemporary fencing, a boxed herb planter and a veg garden. Off-street parking is provided to the front.

The apartment is offered with no onward chain and includes a share of the freehold. Additionally there is the possibility for a loft extension (STPP).

Positioned within easy reach of both Penge East and Penge West stations, the location provides swift connections into central London. The independent shops and cafés of the High Street are nearby, as are the open expanses of Crystal Palace Park.

EPC: E | Council Tax Band: D | Lease: 87 years remaining | SC: Nil | GR: Nil | BI: £360pa



Floorplan

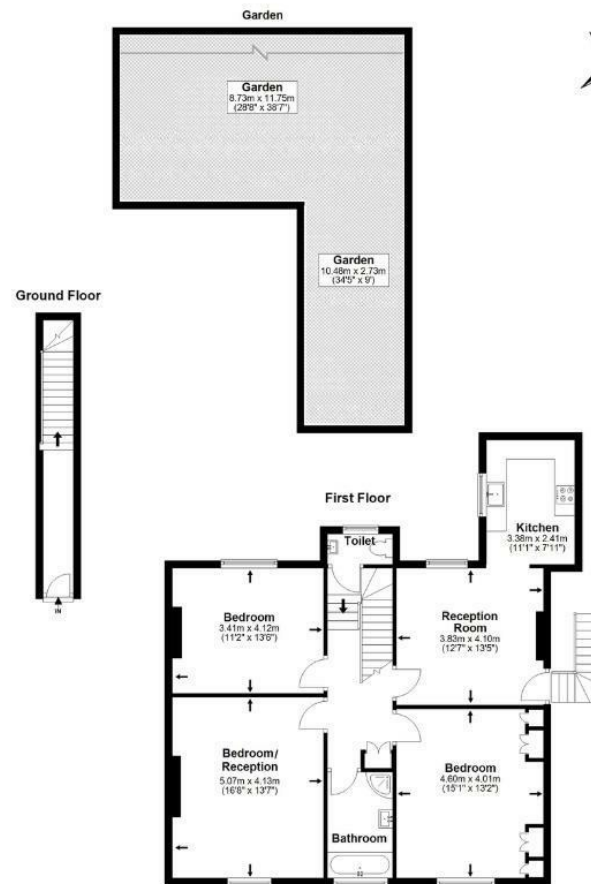
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Total* = 96.3 sq. m / 1036.9 sq. ft

First Floor = 96.3 sq. m / 1036.9 sq. ft

□ = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive		

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