



Marlow Road, SE20 | £365,000

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In General

- No onward chain
- A share of the freehold
- Convenient location
- Contemporary finishes
- Off street parking
- Attractive Victorian building

In Detail

A fresh and inviting two bedroom first floor period conversion forming part of an attractive Victorian building, positioned on a quiet road nearby multiple transport links.

The building was newly converted approximately eight years ago and benefits from the remaining new homes warranty and a share of the freehold. A light and bright reception boasts solid wood flooring and room for both living and dining, making a comfortable space to unwind and relax. The separate kitchen has a contemporary high-gloss finish with integrated appliances, a Smeg oven, and tiled flooring, whilst the bathroom has neat white sanitary ware and a heated towel rail. Both bedrooms are of a double proportion and the main has a sizeable recess which could work well for fitted storage if desired. Further benefits include crisp decorative upgrades throughout, off street parking for one car, double glazing, and no onward chain.

This location is nearby a variety of shops, supermarkets, and local businesses that cater to the needs of the local community. Excellent rail links include Anerley, Birkbeck, Elmers End and Norwood Junction (fast to London Bridge), also a tram to Wimbledon.

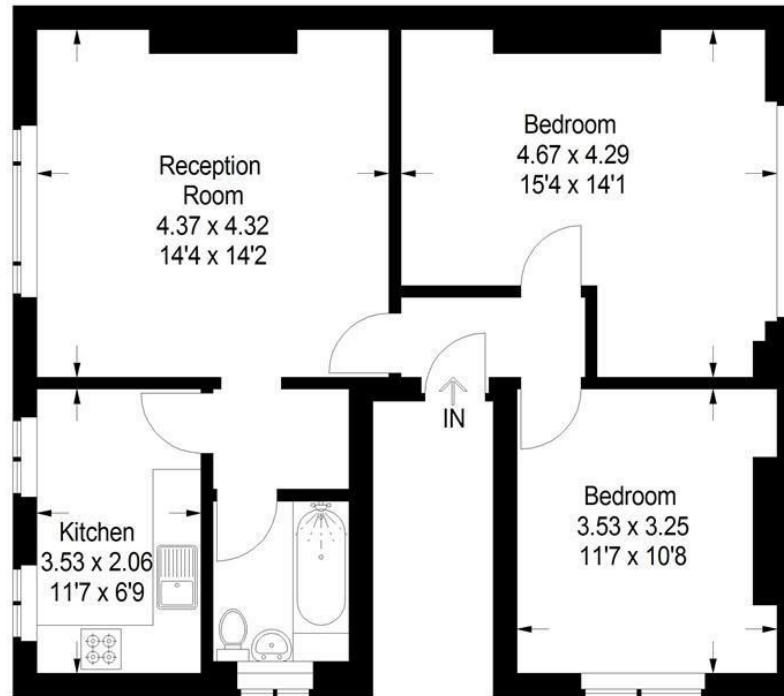
EPC: C | Council Tax Band: C | Lease: 994 years remaining | SC: As & When | GR: n/a | BI: £322



Floorplan

Marlow Road, SE20

Approximate Gross Internal Area
66.9 sq m / 720 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1120896)

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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	