



Marlow Road, SE20 | Guide Price £425,000

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# In General

- Two bedroom Victorian maisonette
- Private rear garden
- Separate home office
- Private entrance
- Kitchen / diner
- Utility space
- Popular residential road

# In Detail

Guide price £425,000 - £450,000

A warm and inviting two bedroom Victorian maisonette positioned on a popular residential road with direct access to a private garden.

The property is accessed via a private entrance and occupies the first floor of an attractive end of terrace period building. Stairs lead to a spacious 18ft L-shaped kitchen / diner which is really the heart of the property and perfect for entertaining with friends and family. There is also a very handy utility area to keep laundry and less frequently used items out of the way. The bathroom has been upgraded to include stylish matt black fittings and a dark olive green finish, whilst the larger bedroom is generously proportioned and has a calm and tranquil feel. The reception room boasts a double glazed sash window and is a cosy and comfortable space to relax and unwind at the end of the day.

Externally steps lead to a low maintenance rear garden with a sun south-easterly aspect and a brick-built office with power and light - perfect for home working or a study space away from home.

Marlow Road is ideally placed for local shops, supermarkets, and friendly independent businesses. Excellent transport connections include Anerley, Birkbeck, Elmers End, and Norwood Junction (with fast trains to London Bridge), as well as the tram to Wimbledon.

EPC: D | Council Tax Band: C | Lease: 999 Years remaining | SC: £1250.75pa | GR: £250pa | BI: Inc. in SC




# Floorplan

Marlow Road, SE20

Total\* = 75.8 sq m / 815.6 sq ft

First Floor = 70.7 sq m / 760.9 sq ft

Ground Floor = 5.1 sq m / 54.7 sq ft

 = Reduced head room below 1.5m



\*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			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E		56	63
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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