



Edward Road, SE20 | £2,250 Per Calendar Month

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We live local

In General

- Alexandra Cottage
- Two receptions
- Two double bedrooms
- Upstairs bathroom
- Private rear garden
- Off street parking
- Available mid August

In Detail

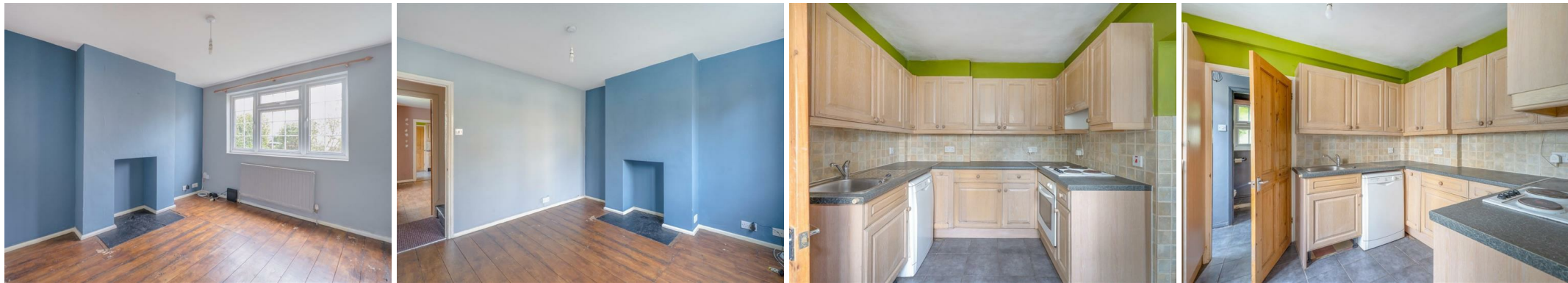
A charming two bedroom semi-detached cottage set in this very special area in Penge known as the Alexandra Conservation Area, close to excellent transport links, parks and a wealth of shopping facilities.

The light filled and characterful accommodation is well proportioned, and offers a good balance of living space over two floors. Comprising a cosy lounge to the front with honey stained original wood flooring, a dining room in the centre of the house which is a really nice space to gather for meals, host and chat, the kitchen with plenty of storage, dishwasher, washing machine and full sized fridge freezer, an upstairs family bathroom, and two double bedrooms with fitted storage.

Edward Road is one of a few roads within this charming conservation area renowned for their sense of community and location to transport links including Penge West (Overground and Penge East (London/Victoria). This location provides easy access to both Penge East (London Victoria) and West (Overground) rail links as well as a wide selection of eateries, coffee shops and convenience stores including the much loved Alexandra Nurseries.

Moments away is Crystal Palace Park offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green cafe and a weekly Sunday Farmers Market.

EPC: D | Council tax band: D | Unfurnished | HD: £519.23 | SD: £2596.15 | Available mid August



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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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