



Marlow Road SE20  
£350,000

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# In general

- Newly refurbished period conversion
- A beautifully finished, separate kitchen
- Solid oak flooring
- A share of the freehold
- Convenient location
- Period features
- Excellent proportions

# In detail

A stunning high specification two bedroom first floor period conversion positioned on a popular road nearby multiple transport links and amenities.

The seller has spent much time, care and attention to create a well finished, warm and homely space for a new owner to immediately enjoy.

The principle bedroom and reception are both very well proportioned and benefit from plenty of natural light, also bespoke cabinetry and shelving in the living space.

Other notable features include solid oak flooring, a beautifully designed kitchen with integrated appliances and specially bevelled, solid surfaces, fresh neutral decor, period features such as coving and a fireplace, and a share of the freehold.

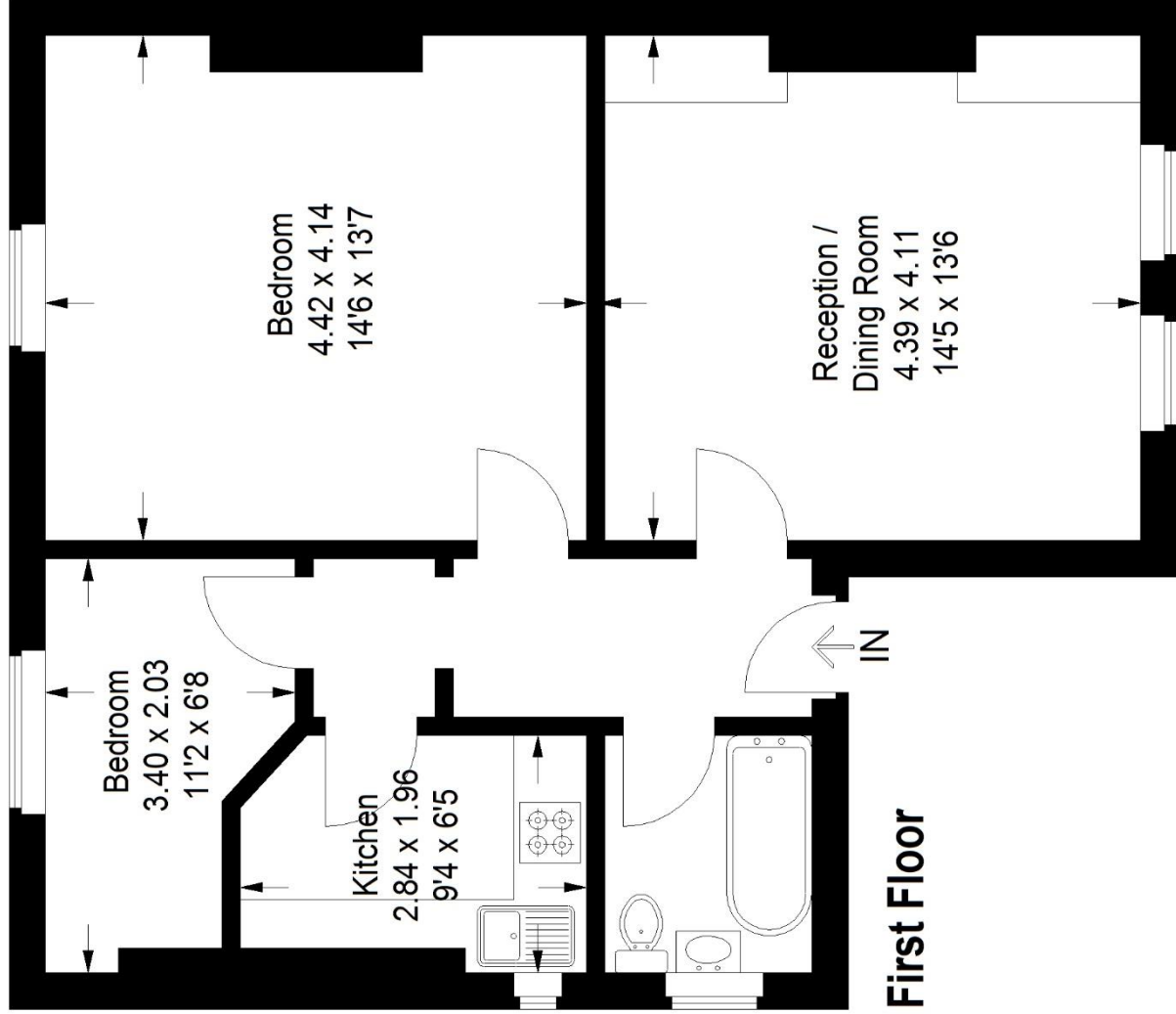
Marlow Road is well served by a number of rail links including Birkbeck, Anerley and Norwood Junction (fast to London Bridge), as well as various shopping and leisure options.

EPC: C | Council Tax Band: C | Lease: 123 years remaining | SC £0 | GR £0 | BI: £317.77



# Floorplan

**Marlow Road, SE20**  
Approximate Gross Internal Area  
59.9 sq m / 645 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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