



Melvin Road SE20
OIEO £500,000

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In general

- 990 sq ft / 92 sq m
- Three double bedrooms
- Private rear garden
- Excellent condition
- Eat-in kitchen
- Light and bright accommodation

In detail

A spacious three bedroom split level period conversion boasting a private garden and positioned on a quiet residential road close to multiple transport links.

This fresh and inviting accommodation is arranged over three levels and is one of just two properties forming part of an attractive brick-fronted Victorian building.

The light and bright space totals 990 sq ft / 92 sq m and offers an immediately enjoyable home with the benefit of a share of the freehold. The living room includes solid wood flooring, a feature fireplace and bespoke cabinetry, whilst a contemporary kitchen with integrated appliances has space to dine.

Other highlights include stylish and practical shuttered windows throughout, lots of fitted bedroom storage, three double bedrooms, replacement carpets, and a large landing skylight.

Externally there is a neatly manicured private garden with planted borders and a sunny southerly aspect.

Melvin Road is conveniently positioned for Anerley, Penge East / West and Kent House rail links, also Crystal Palace Park and a wealth of shopping options on the High Street.

EPC: E | Council Tax Band: D | Lease: 117 years remaining | SC: N/A | GR: N/A



Floorplan

Melvin Road, SE20

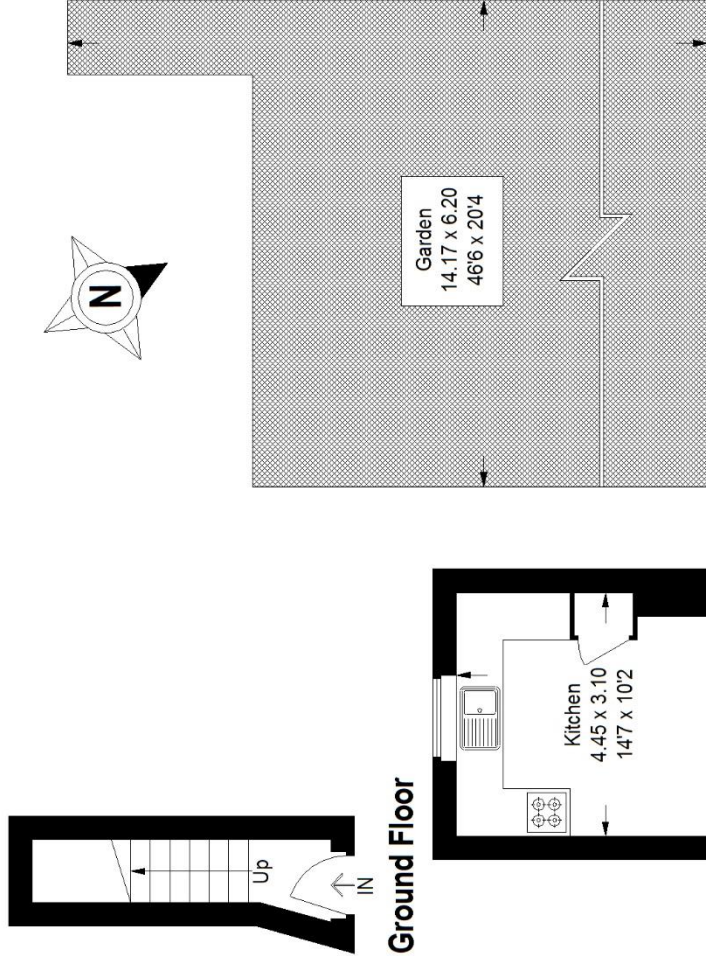
Approximate Gross Internal Area

Ground Floor = 3.3 sq m / 36 sq ft

First Floor = 55.4 sq m / 596 sq ft

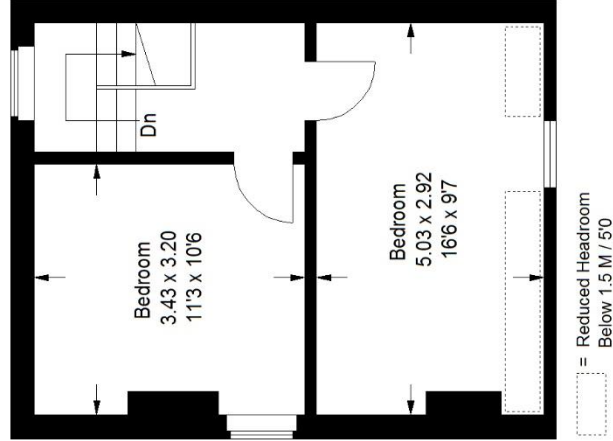
Second Floor = 33.3 sq m / 358 sq ft

Total = 92.0 sq m / 990 sq ft



Ground Floor

(Not Shown In Actual
Location / Orientation)



First Floor

Second Floor

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

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