



Mosslea Road SE20
Guide £300,000 - £325,000

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In general

- Spacious ground floor maisonette 525 sq ft
- Fresh and contemporary
- West facing garden of 56ft
- Close to Crystal Palace Park
- Closer to transport links
- Bike shelter

In detail

A generously proportioned one bedroom maisonette, with large private west facing garden, on a charming road in Penge.

The property provides a fresh and contemporary space to live, benefits from plenty of natural light and has been very well maintained, ready for an incoming purchaser to enjoy immediately.

Comprising a reception to the front with a large bay window, large double bedroom with fitted storage, fitted kitchen, a bathroom and a hallway which is sizeable enough to house a dining table/desk. To the rear is a superb 56ft private garden with raised deck, ideal for entertaining.

There is also the added attraction of having a private entrance and great storage.

Mosslea Road is a tree lined residential road and a no through road, ideally located for access to Crystal Palace Park, transport links including Penge West (Overground) and Penge East (London Victoria)

EPC: D | Council Tax: B | Lease: 110 years | SC: £329.88 | GR: £150 pa



Floorplan

Mosslea Road, SE20
 Approximate Gross Internal Area
 48.8 sq m / 525 sq ft



Lower Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
62-80	C		
45-61	D	55 D	77 C
35-44	E		
21-34	F		
1-20	G		

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