



Samos Road SE20
Guide Price £300,000-£325,000

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In general

- Two double bedrooms
- Share of freehold
- Ample storage
- No onward chain
- Ideal for transport links

In detail

A light, bright and neutrally decorated two double bedroom period conversion available for sale with no onward chain positioned on a popular leafy road in Anerley and conveniently placed for multiple rail links to the City.

Highlights include neutral decor throughout, a generous reception room, two double bedrooms, share of the freehold, eaves storage, eat in kitchen and communal garden.

This location offers ease of access to Birkbeck, Anerley, Clock House and Norwood Junction rail links offering access to London Bridge, Victoria, Charing Cross & Cannon Street, as well as a number of good bus routes.

EPC: D



Floorplan

Samos Road SE20

Approximate Gross Internal Area

First Floor = 2.6 sq m / 28 sq ft

Second Floor (Excluding Eaves)

69.4 sq m / 747 sq ft

Total = 72.0 sq m / 775 sq ft



 = Reduced headroom below 1.5 m / 5'0

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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 and shapes and compass bearings before making any decisions reliant upon them.

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

62 | D

76 | C

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