



**Mosslea Road, London**

Asking Price £299,999



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## Property Summary

Propertyworld is proud to act as sole agents on this charming one bedroom converted apartment situated on one of SE20's best roads. Located within a beautiful detached Victorian house, close to Crystal Palace Park and TWO mainline stations (Penge East & West) the property is ideal for all local amenities, shops and transport links. Forming part of the top floor of a small block, the property comes with a SHARE OF FREEHOLD & large COMMUNAL GARDEN, and so the other residences all work together like a big family to maintain the upkeep of the building. The accommodation is offered in what we consider to be EXCELLENT CONDITION throughout and includes: large storage cupboard upon entrance, gorgeous lounge to front - flooded with plenty of natural light, fitted cornice and picture rails. In the Kitchen there is a range of modern, glossy white units with lots of counter space and an integrated gas hob and electric oven, not forgetting a big window - again allowing loads of natural light to pour in. Spacious double bedroom to rear with views over a communal garden, The bathroom is simply stunning, offering a white Victorian suite against a sophisticated deep grey coloured painted walls and large contrasting white tiles, for splash-back. Outside to the rear is a secured quaint communal garden with flowerbeds and lawns, whilst to the front there is OFF STREET PARKING (non allocated) This is a gorgeous apartment that is ready for residence immediately. The property is cosy, yet bright and spacious. Decorated in neutral tones throughout with no neighbours above. We strongly recommend an internal viewing, so please call Propertyworld on 0208 659 1005.

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One bedroom flat
- Period conversion
- Large communal garden
- Immaculate presentation
- Fabulous location
- Ideal first time buy
- Must be viewed
- Flooded in light
- Share of freehold
- Council tax band B

## Our Vendor Loves...

This has been the perfect place to live, located between Penge west and Penge east station - you're easily able to get to central, as well as being a moment's walk away from Crystal Palace Park.

We love that we're in a detached house with shared freehold, so have a great community feel with our three neighbours and joint ownership of preserving the property and garden.

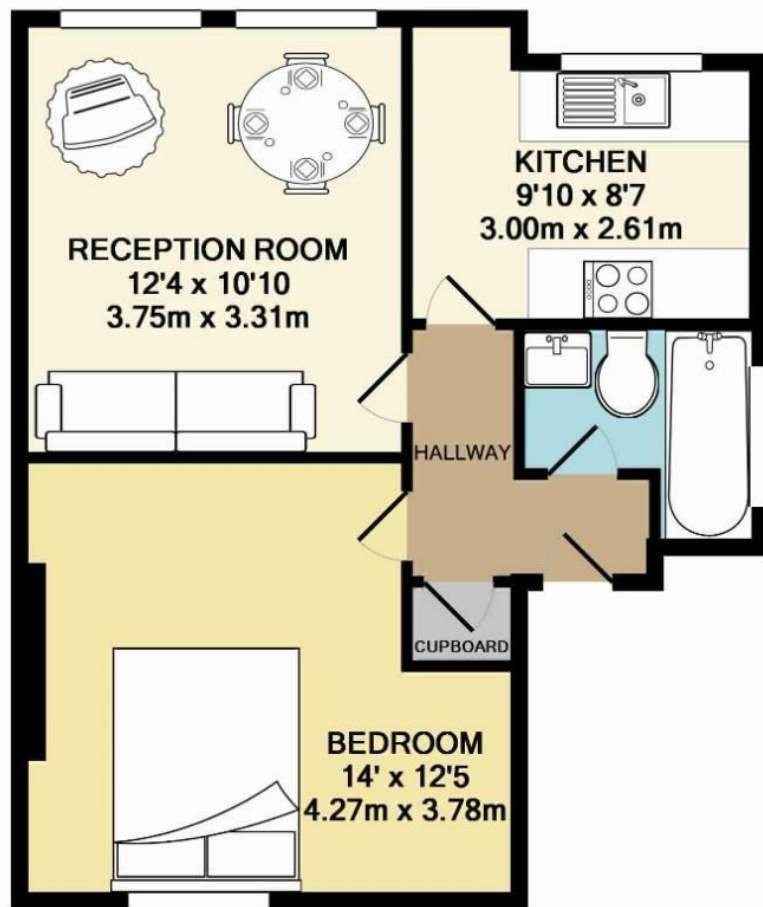
We have tall ceilings, beautiful large sash double-glazed windows, ample storage in a storage cupboard and built-in double wardrobes. For us, a bonus has been the bigger kitchen to cook up dinners to eat in our garden. This place has been so peaceful and quiet that you can sleep with the window open in the summer.





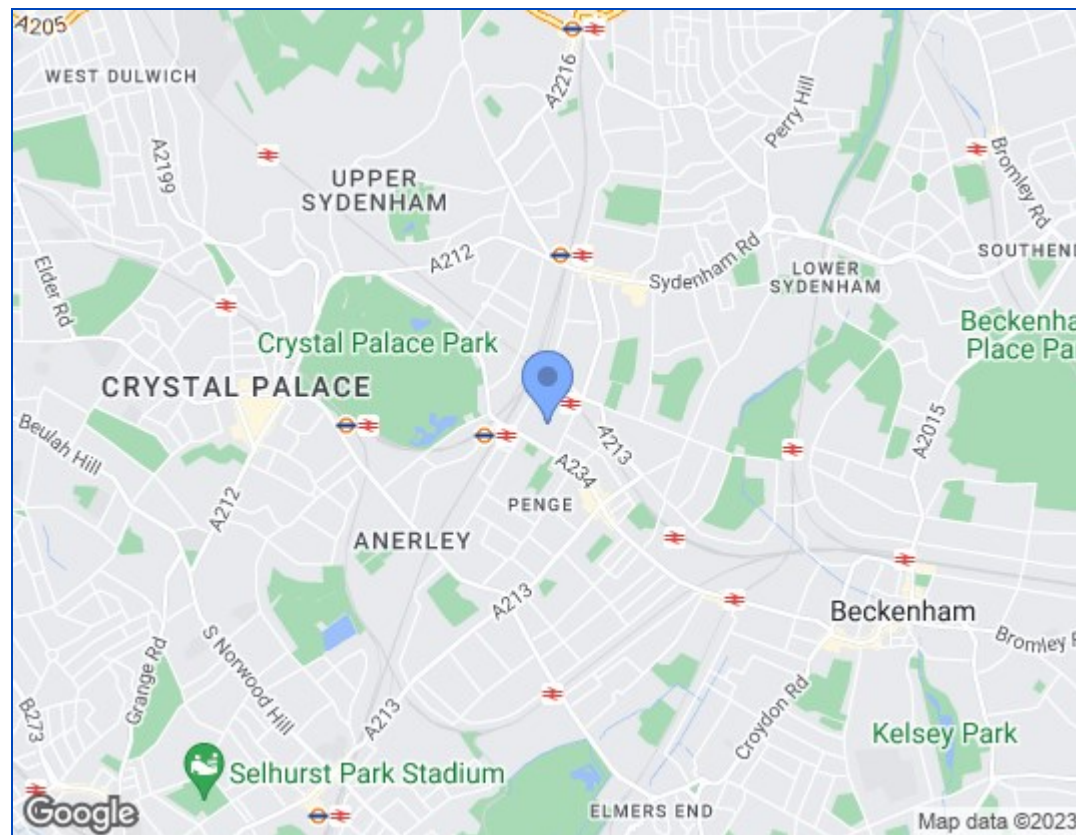






TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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