



Princes Road, SE20  
£525,000

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# In general

- Charming Alexandra Cottage
- Three bedrooms
- Two receptions
- Gas central heating
- Kitchen
- Bathroom
- No onward chain

# In detail

A rarely available three bedroom Alexandra Cottage, located in a much sought after Conservation area in Penge within close proximity of Crystal Palace Park, transport links and a wealth of shopping facilities.

This property is a rare find and has been a much loved home and now, for the first time in many years, is available for sale. This property also presents a unique opportunity for an incoming homeowner to recreate a space to suit their own tastes and needs.

For those who are not so familiar with these wonderful homes, The Alexandra Conservation area was built between 1866 and 1868 and provides a selection of two and three bedroom cottages in a tranquil, idyllic setting. Being three bedrooms allows for longevity as well as the option to locate the bathroom on the first floor, in comparison to neighbouring properties.

Comprising two receptions, a kitchen, family bathroom and three bedrooms.

To the rear is a paved garden and shed.

The cottages are sought after for their picturesque properties, sense of community and close proximity to some lovely coffee shops, transport links including Sydenham Overground, Penge East (London Victoria) and Penge West as well as green open spaces such as the Alexandra Recreation grounds and Crystal Palace Park.

EPC: D | Council Tax Band: D



# Floorplan

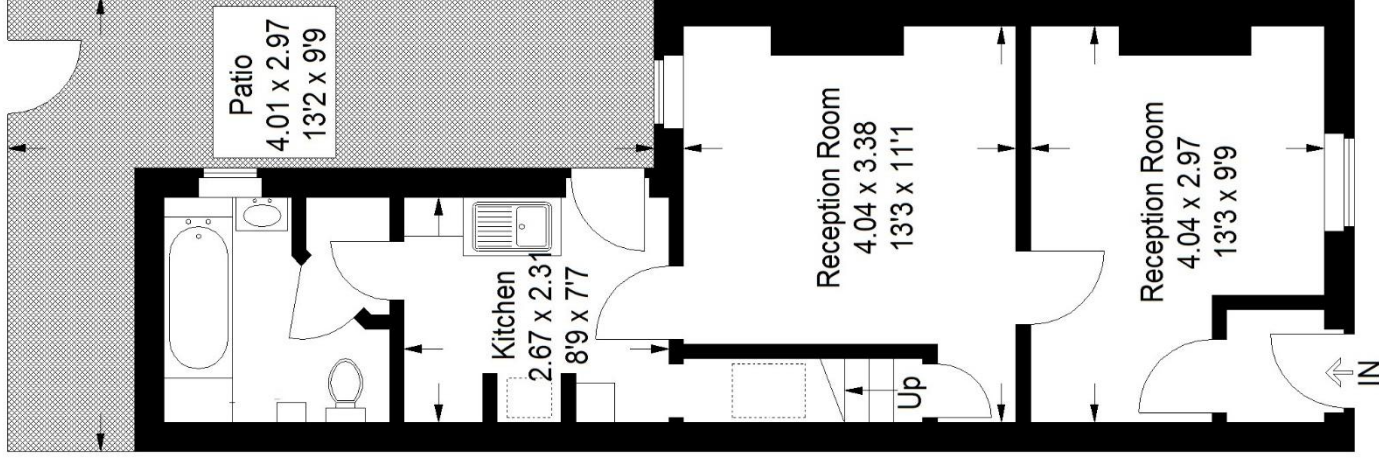
## Princes Road, SE20

Approximate Gross Internal Area

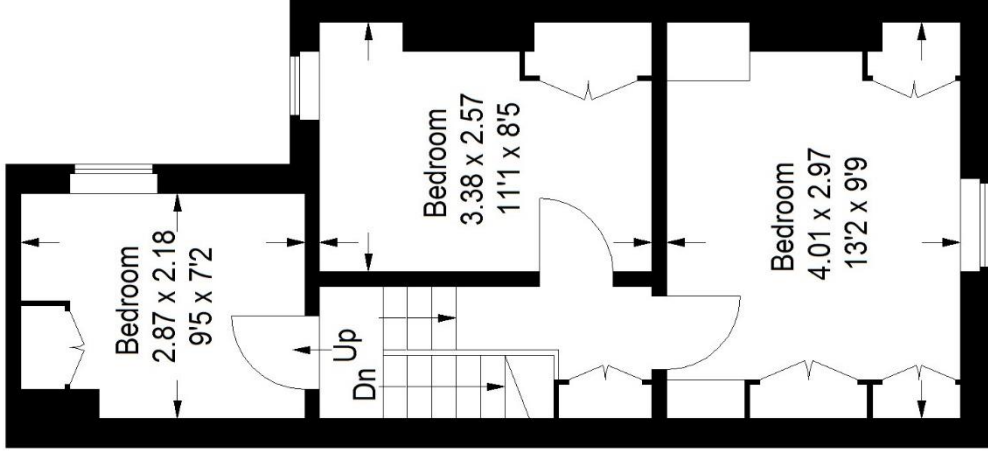
Ground Floor = 39.1 sq m / 421 sq ft

First Floor = 33.5 sq m / 361 sq ft

Total = 72.6 sq m / 781 sq ft



**Ground Floor**



**First Floor**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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