



Mosslea Road, SE20  
£225,000

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# In general

- Plenty of potential
- Victorian maisonette of 637 sq ft / 59.2 sq mtr
- Extended kitchen / dining room
- One double bedroom
- Bathroom
- Private garden
- No onward chain

# In detail

**\*CASH BUYERS ONLY\*** This superb one bedroom Victorian maisonette offers 637 sq ft / 59.2 sq mtr of accommodation, a private garden and no onward chain.

Located in a much sought after residential road in Penge within close proximity of Crystal Palace Park, transport links and a wealth of shopping facilities, the property presents a rare opportunity for an incoming homeowner to recreate a space to suit their own tastes and needs.

Comprising a great sized reception with large bay window, double bedroom, extended kitchen / dining room and bathroom. The rear garden provides a further opportunity to be creative and design a space to relax, enjoy and entertain. Given the generous size, there is also plenty of space for a studio/garden room.

Located on a no through road makes for a very residential location as well as being well connected with transport links; both Penge East (London / Victoria) and Penge West (Overground). There are also numerous shopping facilities, restaurants, and coffee shops nearby.

EPC: D | Council Tax Band: B | 61 Years Lease remaining | SC: Ad Hoc | GR: £50-£100 pa | BI: TBC



# Floorplan

## Mosslea Road, SE20

Approximate Gross Internal Area  
(Excluding Shed / Store)  
59.2 sq m / 637 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		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

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