



Padua Road, SE20
Offers over £400,000

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In general

- Newly renovated period conversion
- A share of the freehold
- Exposed brickwork and industrial-style cabling
- Private rear garden
- Beautifully finished wet room
- Private entrance
- Convenient location
- 19'11 reception room / principal bedroom
- Pleasant elevated views

In detail

A stunning two bedroom split level period conversion positioned on a quiet road nearby multiple transport links and amenities.

This generous accommodation totals 860 sq ft / 79.9 sq m of completely renovated and immediately enjoyable space, that would suit those with contemporary tastes who are seeking something out of the ordinary. Accessed via a private entrance and arranged over three levels, the first port of call on the ground floor is a beautifully finished wet room with a large skylight, crackle-glazed tiles, under floor heating, and matt black fittings. Also, a handy utility space to keep laundry out of the way.

The first floor comprises of a double bedroom and a sociable open-plan arrangement with stripped wood flooring, matt black units, a cork splashback, recently purchased integrated appliances, and a boiling tap. This flexible space is perfect for entertaining and is flooded with light from two large windows. Possibly the most interesting area is on the top floor - a 19ft 11 reception room / principle bedroom with exposed brick feature walls, timber beams, a huge amount of eaves storage, pleasant elevated views, and wiring for LED mood lighting. Further benefits include a share of the freehold.

Externally there is a private section of low maintenance outside space which is ideal for enjoying barbeques, or relaxing on sunny summer days. Padua Road is tree-lined street of period properties that is well placed for Anerley, Penge East / West, Clock House, and Kent House rail links. Crystal Palace Park is nearby, as are many shopping and leisure options on the High Street.

Much time and effort has been spent to create this warm and inviting home - one which should be viewed to be appreciated.

EPC: E | Council Tax Band: C | Lease: 145 years remaining | SC: As & when | GR: N/A



Floorplan

Padua Road, SE20

Approximate Gross Internal Area

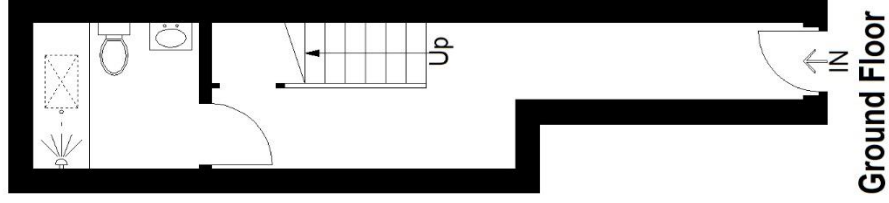
Ground Floor = 14.3 sq m / 154 sq ft

First Floor = 36.7 sq m / 395 sq ft

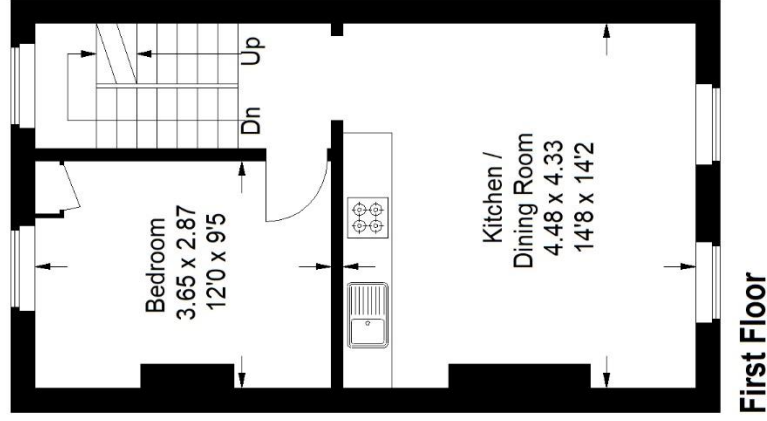
Second Floor = 28.9 sq m / 311 sq ft

(Excluding Eaves)

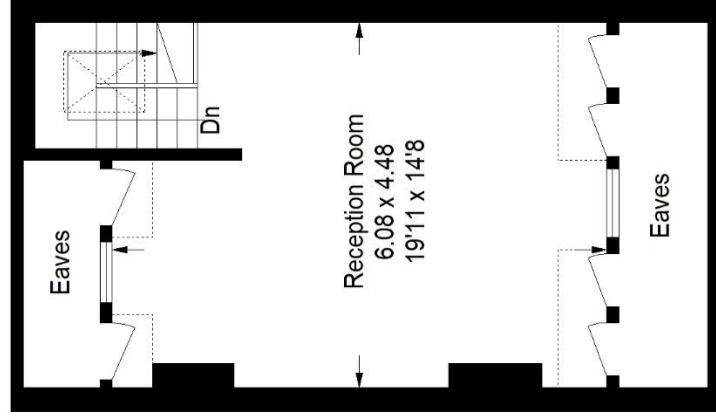
Total = 79.9 sq m / 860 sq ft



 = Reduced headroom below 1.5 m / 5'0"



First Floor



Second 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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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