



Mosslea Road, SE20
Guide £450,000 - £475,000

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In general

- Period apartment with modern finish
- Incredibly bright living space
- Modern, stylish kitchen
- Large double bedroom
- Study / snug
- Bathroom
- Private rear garden
- Garden office / studio
- No onward chain
- Share of Freehold

In detail

This smart apartment with private rear garden and garden office, benefits from a private entrance and no onward chain.

Sleek interiors cleverly contrast with the period exterior to create a modern haven in this much-sought after, no through road in Penge.

The apartment has been cleverly reconfigured to take full advantage of the natural light and access to the private rear garden. To the rear the living space is fresh, stylish and incredibly bright, with a huge skylight creating height and volume and sliding glazed doors opening the entire space to the patio.

The kitchen provides plenty of storage and work surfaces with all appliances neatly incorporated to maintain a clean aesthetic. A large sunny double bedroom to the front enjoys a wide bay window followed by a second room, currently used as an office / snug.

The garden has been divided into zones creating two independent spaces unified by the sandstone stairs; the first being the patio area which flows naturally from the living space, and invites you to enjoy a morning coffee or simply lounge. The second area is great for those who like to potter, with a charming lawn area. There is also a garden office / studio here which is fully insulated and benefits from WiFi.

Mosslea Road is a charming residential road, with a great community. Located within easy reach of Crystal Palace Park, bars, restaurants and the excellent transport links that this part of South East London is known and loved for.

EPC: C | Council Tax Band: B | Lease: 999 Years Remaining | SC: £0 | GR: £0 | BI: £130 pa



Floorplan

Mosslea Road, SE20

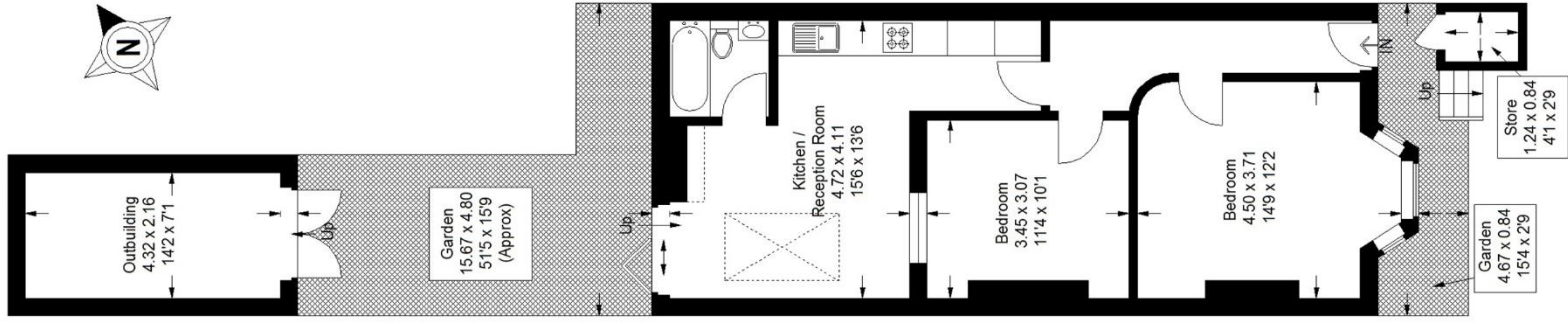
Approximate Gross Internal Area

57.6 sq m / 620 sq ft

Outbuilding = 9.7 sq m / 104 sq ft

External Store = 1.1 sq m / 12 sq ft

Total = 68.4 sq m / 736 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	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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