



8 Padua Road, SE20 | £585,000

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**pedder**  
NEW HOMES



# In General

- New Build Development
- Duplex Apartments
- Private Garden
- Off-Street Parking
- Overground Line
- 10 year build warranty
- Open plan living space
- Spacious
- Close to Crystal Palace Park
- Quiet Road

# In Detail


A stunning new development of four luxury duplex apartments, each with it's own private garden and off-street parking

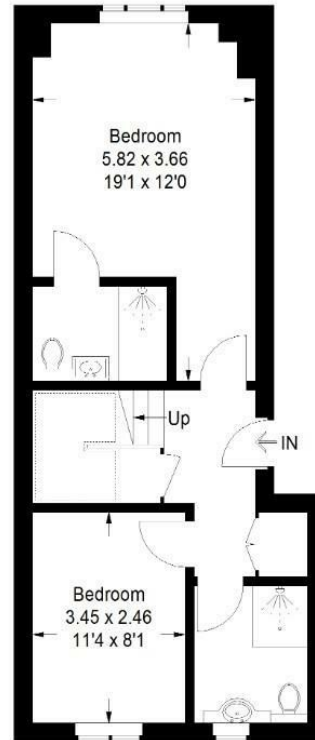


# Floorplan

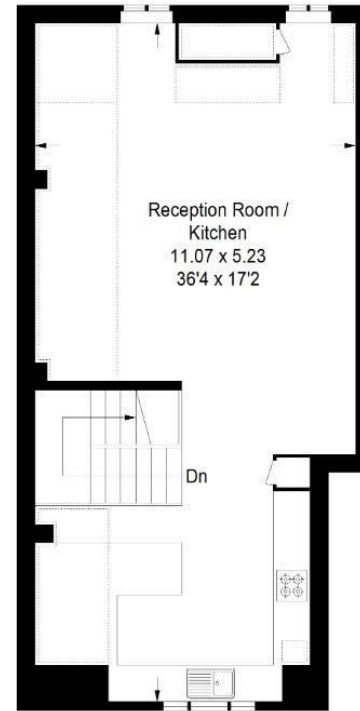
## Padua Road, SE20

Approximate Gross Internal Area  
100.1 sq m / 1077 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	