



Marlow Road, SE20
Guide £375,000-£400,000

0208 702 9333
pedderproperty.com

pedder



In general

- Two bedrooms
- Top floor
- Period conversion
- Open plan kitchen/lounge
- Off street parking
- Convenient location

In detail

A light, bright and airy two bedroom top floor period conversion positioned on a popular road nearby multiple transport links and amenities.

The seller has spent much time, care and attention to create a well finished, warm and homely space for a new owner to immediately enjoy. Boasting 876 sq ft the property comprises of a 24'5 open plan reception/kitchen with integrated appliances, two double bedrooms and modern bathroom. Further benefits include, fresh neutral décor throughout, access to loft storage and off street parking.

Marlow Road is well served by a number of rail links including Birkbeck, Anerley and Norwood Junction (fast to London Bridge), as well as various shopping and leisure options.

EPC: C | Council Tax Band: C | Lease: 107 years remaining | SC As & When | GR £125.00 | BI: £500.00



Floorplan

Marlow Road, SE20

Approximate Gross Internal Area

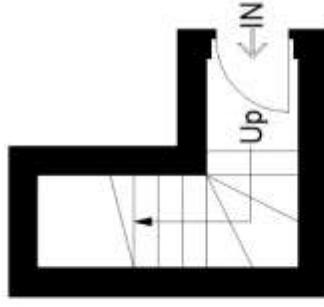
Ground Floor = 3.9 sq m / 42 sq ft

First Floor = 77.5 sq m / 834 sq ft

Total = 81.4 sq m / 876 sq ft



First Floor



Ground Floor

Copyright www.pedderproperty.com © 2023

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.

Floor	Permitted Use	Class	Maxed
2nd	A	2	2
1st	B	2	2
0th	C	2	2
1st	D	2	2
2nd	E	2	2
3rd	F	2	2
4th	G	2	2

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord