

Howard Road, SE20  
£290,000

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# In general

- One bedroom house
- No onward chain
- Excellent decorative condition
- Off street parking
- A long lease
- Quiet location

# In detail

A well presented one bedroom end of terrace house forming part of a small mews in Penge, available for sale with no onward chain.

The accommodation is arranged over two levels and comprises a light and bright double aspect living space which is socially open-plan to a modern kitchen with plenty of storage and work areas, solid oak surfaces, and room to dine.

Upstairs there is a generous double bedroom with a fitted wardrobe, and a modern bathroom with travertine tiling. Other highlights include real wood flooring, an exceptionally long lease, off street parking, and a communal rear garden.

Howard Road is convenient for Penge East / West and Kent House rail links, as well as close proximity to multiple shopping and leisure options on the High Street, and Crystal Palace Park.

In our opinion, an ideal first purchase and one which should be viewed to be appreciated.

EPC: D | Council Tax: C | Lease: 965 remaining | SC: £1,500 pa | GR: £200 pa | BI: Included in SC



# Floorplan

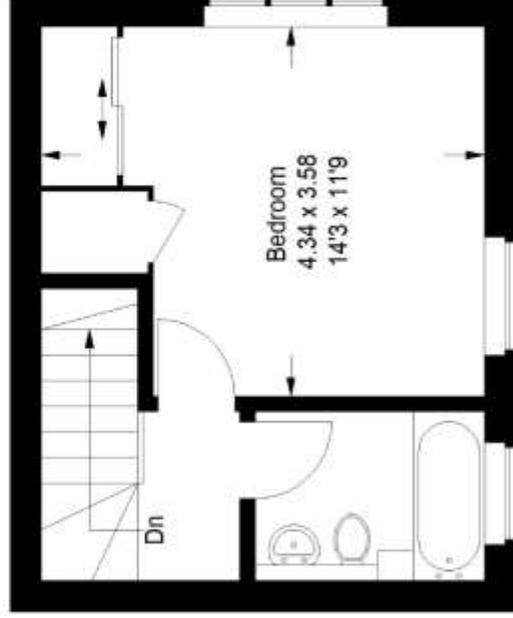
## Golden Mews, SE20

Approximate Gross Internal Area

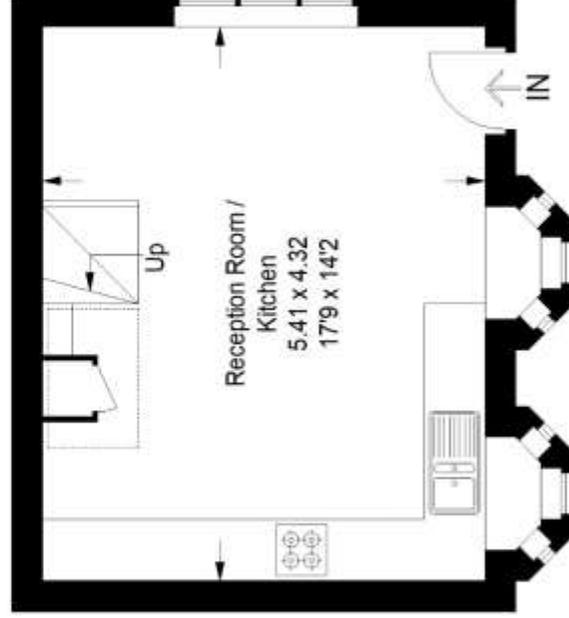
Ground Floor = 24.8 sq m / 267 sq ft

First Floor = 23.5 sq m / 253 sq ft

Total = 48.3 sq m / 520 sq ft



First Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

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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.

Zone	Energy Rating	Current Position
02-	A	
31-51	B	
55-56	C	
56-62	D	
36-54	E	
21-38	F	
1-25	G	

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