



## 111 Maple Road

London, SE20 8LP

**Asking Price £180,000**

Located on the charming Maple Road in London, SE20, this delightful top-floor studio apartment offers a harmonious blend of comfort and practicality. Spanning 384 square feet, this residence is set within a well-maintained 1930s building, boasting timeless character and an elevated sense of privacy.

The studio features a spacious and versatile reception room, ideal for relaxing or entertaining. With its chain-free status, the property provides a hassle-free opportunity for buyers eager to settle into their new home swiftly.

One of the standout aspects of this apartment is its enviable location, offering easy access to excellent transport links and a range of local amenities. From nearby shops and cafes to convenient public transport options, residents will enjoy a lifestyle of ease and connectivity.

This top-floor flat is a superb opportunity for buy-to-let investors looking to expand their portfolio in a highly desirable area of London. With its prime location and potential for strong rental yields, this studio is an excellent choice. Whether you're a first-time buyer or an experienced investor, this Maple Road gem is a must-see.

Bromley Council Tax Band D £1,950 per annum

Leasehold

Lease 100 years

Service Charges £1,000 per annum

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- STUDIO FLAT
- TOP FLOOR
- CHAIN FREE
- GAS CENTRAL HEATING
- 384 SQUARE FEET
- BATHROOM SUITE
- DOUBLE GLAZED WINDOWS
- 11 MINUTE WALK TO PENGE EAST STATION
- 13 MINUTE WALK TO PENGE WEST STATION
- (ALL WALKING DISTANCES ARE ESTIMATED BY GOOGLE MAPS)



## Floor Plan

## Area Map

## Maple Road, SE20 Studio Flat

APPROXIMATE GROSS INTERNAL AREA: 384 SQ FT / 35.7 SQ M



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
B (81-91)			
C (69-80)			
D (55-64)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

76 → 81

The figure shows a horizontal scale for environmental impact based on CO2 emissions. The scale is divided into seven segments, each representing a range of emissions and assigned a letter grade. The segments are: 'Very environmentally friendly - lower CO2 emissions' (A, 02 plus), 'B' (B1-91), 'C' (B9-40), 'D' (55-48), 'E' (39-34), 'F' (21-18), and 'G' (1-20). A grey bar at the bottom represents 'Not environmentally friendly - higher CO2 emissions'.

Rating	CO2 Emissions Range	Grade
Very environmentally friendly - lower CO2 emissions	02 plus	A
	B1-91	B
	B9-40	C
	55-48	D
	39-34	E
	21-18	F
	1-20	G
Not environmentally friendly - higher CO2 emissions		



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