



## 44 Croydon Road

London, SE20 7AE

**Offers In Excess Of £240,000**

Nestled on the charming Croydon Road in London, this delightful one-bedroom flat is a splendid opportunity for those seeking a modern living space within a Victorian conversion. The property boasts a well-designed open plan kitchen and living area, perfect for both relaxation and entertaining. The contemporary kitchen is equipped with modern appliances, ensuring a seamless cooking experience, while the stylish bathroom offers a touch of luxury.

This flat is particularly appealing as it is chain free, allowing for a smooth and hassle-free purchase process. The location is another significant advantage, as it is within walking distance of Penge High Street, where you will find a variety of shops, cafes, and local amenities to cater to your everyday needs.

Whether you are a first-time buyer or looking to downsize, this one-bedroom flat presents an excellent opportunity to enjoy comfortable living in a vibrant area of London. With its blend of modern convenience and classic Victorian charm, this property is not to be missed.

Tenure: Leasehold - 145 years remaining  
 Bromley Council Tax Band B - £1516.00pa  
 Service Charge: £600.00 per annum  
 Ground Rent: £0  
 Building Insurance: £520.00 per annum

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

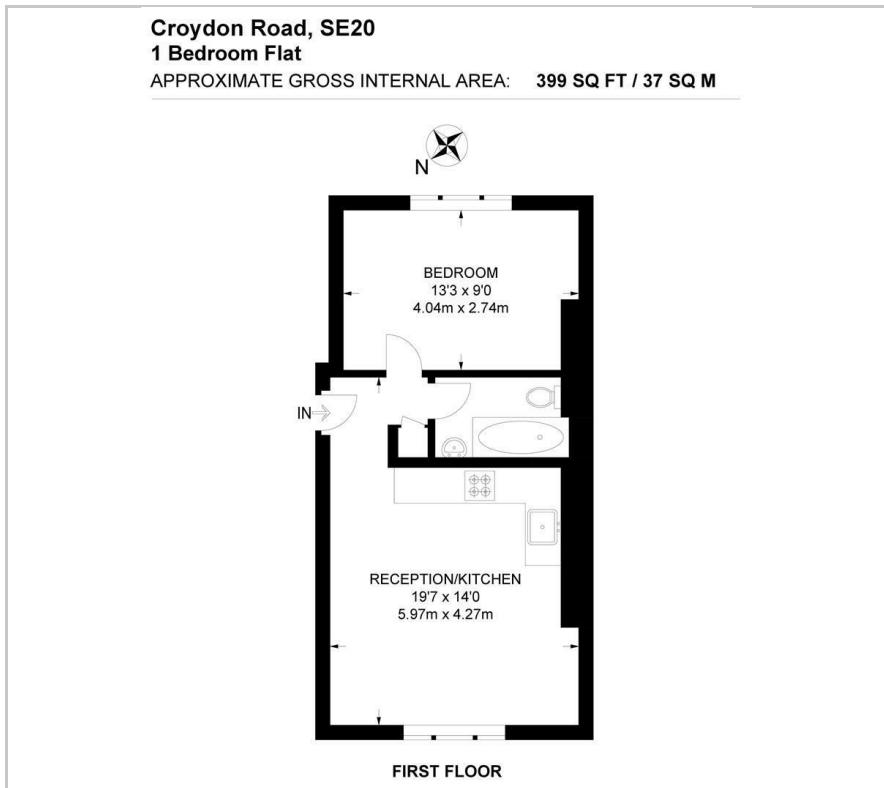
### Viewing

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.

- ONE BEDROOM FLAT
- NO ONGOING CHAIN
- OPEN PLAN KITCHEN
- DOUBLE GLAZING THROUGHOUT
- VICTORIAN CONVERSION
- HIGH CEILINGS
- 4 MINUTE WALK TO PENGE HIGH STREET
- 15 MINUTE WALK TO PENGE WEST STATION
- 14 MINUTE WALK TO KENT HOUSE STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	68	77
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.