



**19 Howard Road
, SE20 8HQ**

Asking Price £400,000

Nestled in the charming area of Penge, London, this delightful two-bedroom flat on Howard Road offers a perfect blend of period charm and modern convenience. Situated on the first floor of a well-maintained building, this property boasts a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere.

The flat features a contemporary open-plan kitchen, ideal for those who enjoy cooking and entertaining. This modern space is designed to cater to all your culinary needs while seamlessly connecting to the living area, making it perfect for social gatherings. The bathroom is equally impressive, complete with a stylish skylight that enhances the sense of space and brightness.

One of the standout features of this property is the lovely roof terrace, providing a private outdoor space where you can relax and enjoy the fresh air, perfect for summer evenings or morning coffee. Additionally, the flat includes allocated off-street parking for one vehicle, a valuable asset in this bustling area.

Bromley Council Tax Band C £1,733 per annum

Tenure: Leasehold

Lease: 116 years remaining

Service Charge: £1,393.36 per annum

Ground Rent: £450 per annum

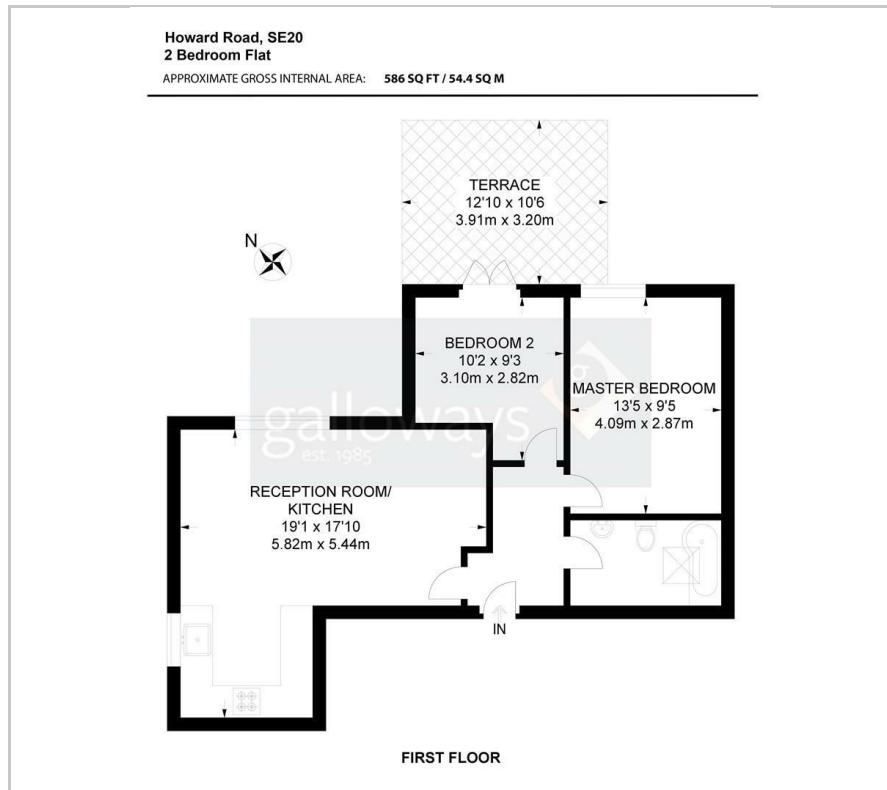
Viewing

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.

- TWO DOUBLE BEDROOMS
- CHAIN-FREE
- RESIDENTIAL LOCATION
- DOUBLE GLAZING
- ROOF TERRACE
- MODERN BATHROOM
- MODERN KITCHEN
- ALLOCATED OFF STREET PARKING
- 14 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	79
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC



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