



## 111 Maple Road

London, SE20 8LP

**Asking Price £180,000**

Situated on the picturesque Maple Road in London, SE20, this charming studio apartment combines comfort and convenience in an inviting package. Offering 396 square feet of thoughtfully designed space, this second-floor home is part of a well-maintained 1930s building, exuding timeless character and charm.

The studio boasts a generously sized reception room, providing a versatile area perfect for relaxing or hosting guests. Offered chain-free, this property is an excellent choice for those seeking a smooth and swift move.

A key highlight of this apartment is its exceptional location, with easy access to superb transport links and a variety of local amenities. Residents will appreciate the nearby shops, cafes, and public transport options, ensuring daily errands and commutes are hassle-free.

This property represents an outstanding opportunity for buy-to-let investors aiming to grow their portfolio in a sought-after area of London. With its prime location and strong rental potential, this studio is an ideal choice. Whether you're a first-time buyer or a seasoned investor, this delightful Maple Road residence is sure to impress.

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
- CHAIN FREE
- GAS CENTRAL HEATING
- BATHROOM SUITE
- 396 SQUARE FEET
- DOUBLE GLAZED WINDOWS
- 11 MINUTE WALK TO PENGE EAST STATION
- 13 MINUTE WALK TO PENGE WEST STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)



## Floor Plan

### Maple Road, SE20 Studio Flat

APPROXIMATE GROSS INTERNAL AREA: 396 SQ FT / 36.8 SQ M



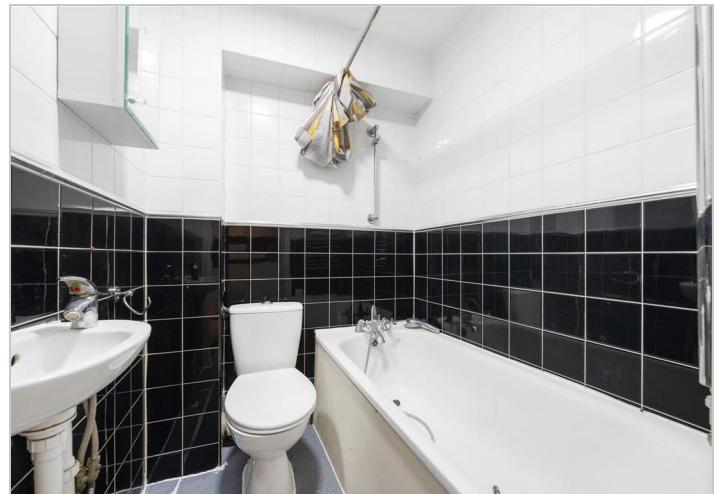
## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
(81-91)	A	82	82
(69-80)	B		
(55-68)	C		
(38-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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