



Samos Road, Anerley

£475,000

3  1 

## Property Summary

A stunning three bedroom split level maisonette with a PRIVATE GARDEN & an EXTENDED LEASE offered to the sales market by Propertyworld. This beautiful property is spacious, with generous rooms, beautifully proportioned accommodation and is flooded in natural light. With a fabulous garden to rear, it's own private entrance and a large loft - this is a rare and special opportunity. Samos Road is a wide tree lined road in the heart of SE20, popular with couples and families (catchment for the OUTSTANDING Stewart Fleming school) , the location is ideal for all local amenities and is also ideally positioned for easy access into the uber trendy Crystal Palace with its array of vintage shops, restaurants and bars.

The accommodation is spacious and beautifully laid out. It includes: to front there is a stunning lounge with neutral decor and bay window with beautiful sash windows, high ceilings and picture rail, the gorgeous kitchen / diner was recently renovated throughout and as such is offered in fabulous condition. It includes a range of base units with ceramic butler sink, built in oven and hob, extensive area for a dining room table and chairs, plus neutral decor and beautiful oak floor, there are THREE bedrooms (2 x dbs, 1 sgl) and a family bathroom with a three piece suite and shower above bath. The rear garden is big, with a patio immediately leading from the back door, which extends into nicely secluded lawn and entertaining space. A real treat.

## Key Features

- Three bed maisonette
- Split level
- Period property
- PRIVATE GARDEN
- PRIVATE ENTRANCE
- Spacious accommodation
- Beautifully presented
- Fabulous location
- EXTENDED LEASE
- Large loft
- Rare to market
- Must be viewed

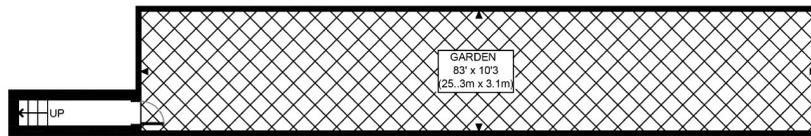
## Our Vendor loves...

Our Vendor Loves...

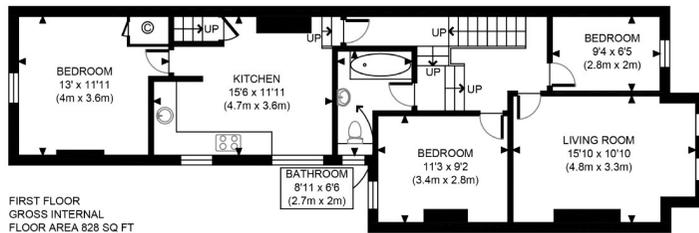
"My son and I have lived in Samos Road for the last 10 years, since he was born. We've been so happy here - the flat always feels like a calm space to come home to, with room to breathe and beautiful light. I particularly love the front room because of the large window and the tree outside - it's cosy in Winter and peaceful in Summer. My son has been incredibly happy at the local school - Stewart Fleming - and we have made so many friends in Samos Road and the neighbourhood. We'll be sad to say goodbye to the flat, but happy to find someone else to keep looking after and enjoying it".







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 22 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 628 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQM	Samos road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Date: 02/06/22
	photoplan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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