



Princes Road, SE20
Guide Price £575,000-£600,000

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In general

- Alexandra Conservation Area
- Charming and characterful
- Through lounge
- Two double bedrooms
- Upstairs stylish bathroom
- Landscaped tranquil garden
- Highly sought after location
- Excellent transport links

In detail

A delightful two bedroom cottage set within this very special and picturesque location in Penge; the Alexandra Conservation Area.

An exceptional level of detail and craftsmanship has been employed throughout the property which has resulted in a beautiful and functional period home. To the front lies a warm welcoming lounge, decorated in muted tones creating a wonderful sense of calm, bookshelves neatly built into the alcoves either side of the pretty cast iron fireplace provide excellent storage. The dining area is positioned just next to the French doors onto the garden and offers superb space to entertain, whilst underneath the stairs is a nook where a very useful study / work space can be found. The kitchen is charming yet contemporary providing plenty of storage and wood block surfaces.

Upstairs you will find two double bedrooms (of which the master includes great storage) and a super stylish monochrome bathroom. To the rear is the walled, landscaped garden providing yet another area to relax and/or entertain including a great patio area, perfect for alfresco dining. Set in a lovely scenic location and steeped in character, Princes Road is one of the highly regarded roads set within the Alexandra Conservation area.

Sought after for the picturesque properties, sense of community and close proximity to the lovely Alexandra Nurseries, coffee shop and transport links including Sydenham Overground, Penge East (London/Victoria) and Penge West as well as green open spaces such as the Alexandra Recreation Grounds and Crystal Palace Park.

These cottages have a heritage and charm that is very appealing and it's no surprise that there is always huge demand for them.

EPC: D | Council Tax Band: C



Floorplan

Princes Road, SE20

Approximate Gross Internal Area

Ground Floor = 30.5 sq m / 328 sq ft

First Floor = 30.0 sq m / 323 sq ft

Store = 1.5 sq m / 16 sq ft

Total = 62.0 sq m / 667 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		30 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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