

Truuli



Padua Road, London, SE20

£275,000 Leasehold

- Purpose built apartment
- One double bedroom
- Open plan kitchen & living space
- Three piece bathroom suite
- Bright and airy flat
- Fitted kitchen
- Fresh neutral tones throughout
- Off street parking
- Within close proximity of Anerley, Penge West and Kent House train stations

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Flat 4, 1 Padua Road, London, SE208HF

£275,000 Leasehold

*** Vendor comments***"I feel very lucky to have had this beautiful flat as my first home, which has become my haven over the last couple of years.

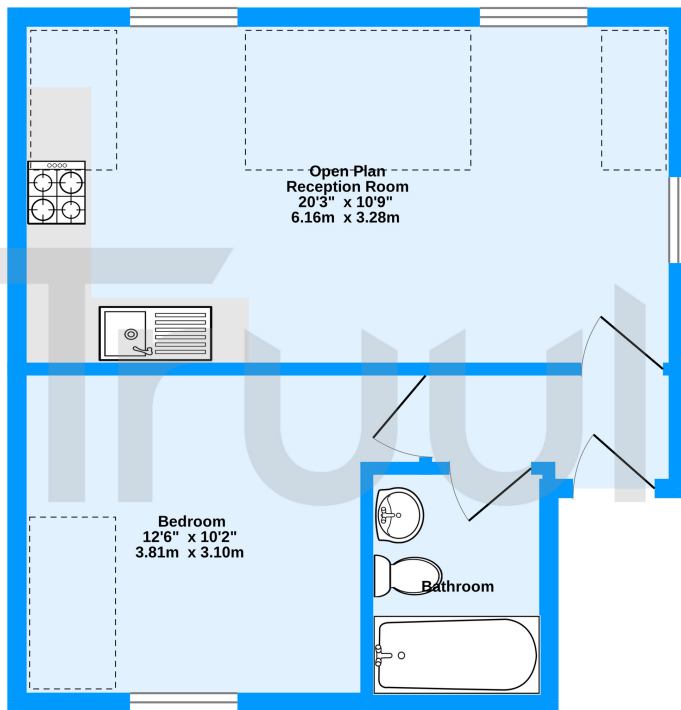
The apartment comprises of a welcoming, open-plan living area, a modern bathroom, benefitting from lots of natural light and a bright and warm double bedroom, which faces out into the lovely communal garden, where you can often hear birdsong in the morning.

Padua Road, which is a quiet and friendly street, boasts various pieces of amazing street art, which Penge has become famed for in recent years and certainly brightens up my early morning commute.

It is also just a short walk away from the idyllic Crystal Palace Park, as well as being near to all of the amenities of the Crystal Palace Triangle.

In addition, it benefits from excellent transport links into the city from Anerley Station, which is approximately a seven-minute walk and Penge East Station, which takes about 10 minutes to walk to".

Second Floor
397 sq.ft. (36.9 sq.m.) approx.



Padua Road, Penge, SE20
TOTAL FLOOR AREA : 397 sq.ft. (36.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

