

FOR SALE

OIEO £450,000

Charles Dickens House, Maple Road, SE20



An immaculate and spacious first floor apartment with two large double bedrooms, an additional study/spare room, contemporary bathroom and well designed open plan modern kitchen. Located in the heart of Penge and close to an abundance of local amenities, including both Penge Train stations and Crystal Palace Park.

We are pleased to offer this well presented two double bedroom modern apartment, perfectly combining contemporary living with everyday convenience. Ideally located in a sought-after area, this attractive home is well suited to professionals, small families, or investors alike.

The apartment offers two generous double bedrooms filled with natural light, along with a versatile and spacious study or spare room with skylight, ideal for home working, hobbies, or additional storage. The spacious open-plan reception and fully integrated kitchen create a bright and welcoming space for relaxing or entertaining, complemented by a stylish modern family bathroom with both a bath and a separate double walk-in shower.

Further benefits include a secure video entry system, an EPC rating of C, allocated off-street parking, and the reassurance of one year remaining on the builder's warranty for the building.

Conveniently positioned close to a range of local amenities, transport links, and recreational spaces, this apartment offers an excellent base for comfortable and modern living.

- Modern Apartment
- Two Large Double Bedrooms
- Study or Spare Room
- Secure Video Entry System
- Allocated Off Street Parking
- EPC Rating C

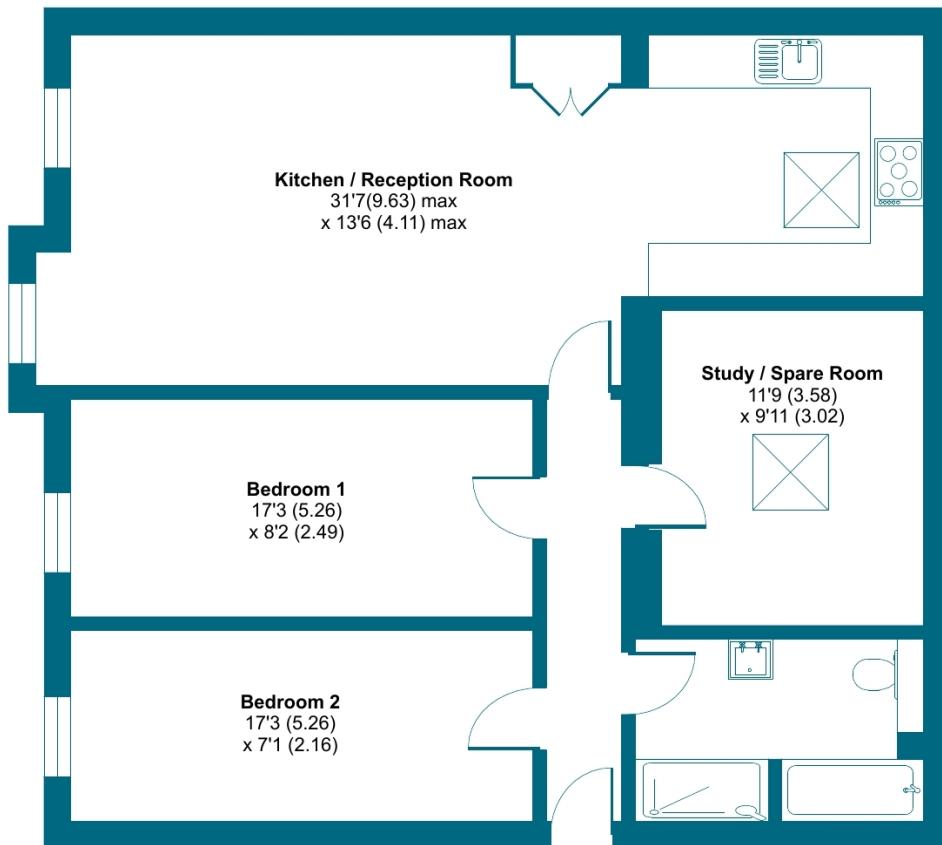




Maple Road, London, SE20

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grafton Estate Agents. REF: 1393058



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	