



## Castledine Road, London, SE20 8PL

£400,000 Leasehold

- Just 3 minutes from Crystal Palace Park – walks, markets & summer festivals on your doorstep
- Generously sized rooms with clever hidden storage throughout
- Private balcony plus communal garden – perfect for warmer months
- Moments from the Crystal Palace Triangle, Penge High Street & Chatsworth Bakehouse
- Excellent transport links with four nearby stations to Central & East London
- A much-loved home in a fantastic location, ready for its next chapter

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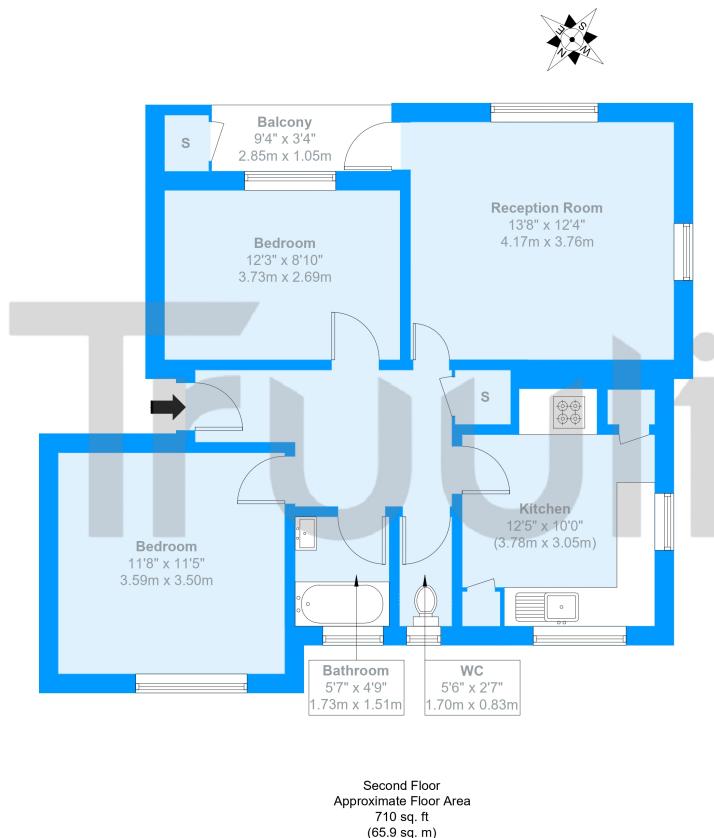
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\*\*\* Vendors comments \*\*\* "Having lived here for seven years, this flat has truly been a home. I chose it to return to the area where I grew up, knowing the location would be hard to beat and it has exceeded expectations in every way. The flat itself offers generously proportioned rooms with an abundance of cleverly designed, hidden storage, making day-to-day living both comfortable and effortlessly organised.

One of the real joys has been the outdoor space. The private balcony and access to the communal garden are wonderful extensions of the living space, particularly in the warmer months, whether that's enjoying a morning coffee or unwinding at the end of the day".

Castledine Road



Approximate Gross Internal Area = 65.9 sq m / 710 sq ft

Balcony = 2.99 sq m / 32 sq ft

Total = 68.9 sq m / 741 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Energy Efficiency Rating

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

