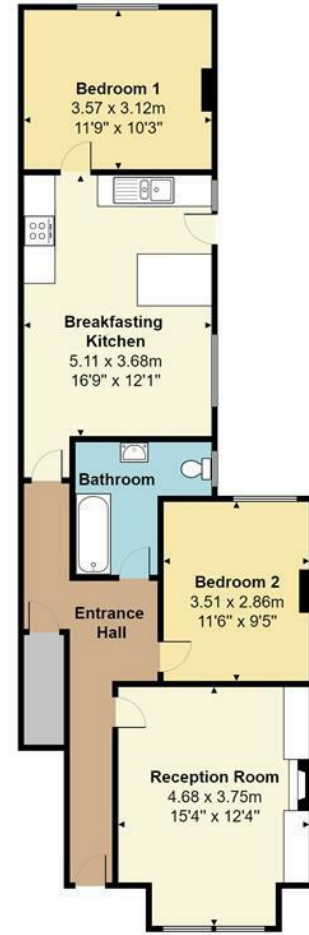


Tremaine Road, Anerley, SE20

Total Floor Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>



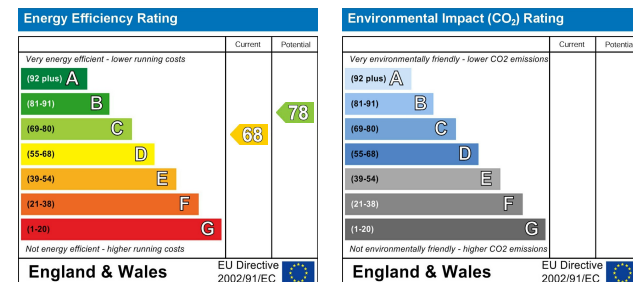
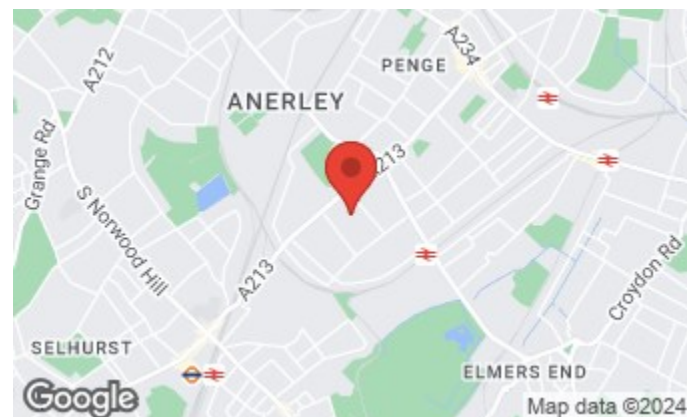
Measurements are approximate, not to scale and for illustrative purposes only. [www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Charles Eden**  
ESTATE AGENTS



20A, Tremaine Road, Anerley, SE20 7TZ  
Guide Price £425,000 Leasehold

MAP



Charles Eden are delighted to offer this ground floor, two bedroom, Victorian maisonette, set in a tree lined, quiet residential road.

This Victorian maisonette gives prospective buyers a real opportunity to create their own stamp on the property. It comprises of two double bedrooms, living room with original period fireplace, large contemporary kitchen/diner and there is direct access to a private 70ft long garden as well as a small garden at the front. Furthermore, the property is located only 0.4mile from Birkbeck Railway Station and Tramstop. Anerley Overground Station is situated 0.6 mile away.

Ideal for new families or first time buyers.



020 8663 1964  
[charleseden.co.uk](http://charleseden.co.uk)



This is an excellent opportunity to acquire a two (double) bedroom ground floor Victorian maisonette with own gardens front and rear. The accommodation comprises of a living room, with original fireplace, a spacious, fitted, kitchen/breakfast room and a bathroom/wc, with white suite. In addition there is gas fired central heating (radiators).

It is conveniently located being only 0.4 of a mile from Birkbeck Railway Station and Tramstop. Whilst Anerley Overground Station is situated 0.6 of a mile away.

#### COVERED ENTRANCE

Part stained glass door leading into:

#### ENTRANCE HALL

Laminate wood flooring.

#### RECEPTION ROOM 15'4 x 12'4

Two double glazed sash windows to front, coved ceiling, picture rails, feature fireplace with mantle and hearth, fitted cupboards and open shelves to both alcoves, radiator, laminate wood flooring.

#### BREAKFASTING KITCHEN 16'9 x 12'1

Kitchen area:

Part glazed door leading out to garden, glazed window to side, recessed spot lights to ceiling, range of wall and base units with worksurfaces over with tiled splash backs, stainless steel sink and drainer with mixer tap, spaces for washing machine, dishwasher, four ring gas hob with cooker hood over, electric double oven, space for fridge/freezer.

Breakfast area:

Glazed sash window to side, cupboard housing 'Worcester' combi boiler (not tested by Charles Eden) housed in cupboard, radiator, laminate wood flooring.

#### LOBBY

Coved ceiling, picture rails, laminate wood flooring.

#### BEDROOM ONE 11'9 x 10'3

Glazed sash window to rear, radiator, fitted carpet.

#### BEDROOM TWO 11'6 x 9'5

Glazed sash window to rear, built in wardrobe to one alcove, radiator, laminate wood flooring.

#### BATHROOM / WC

Opaque double glazed window to rear, comprising white paneled bath with mixer tap, rain shower over, shower screen, wall hung vanity unit with sink and mixer tap, wall hung tall cupboard, low level WC, heated towel rail, fully tiled walls, tiled floor.

#### OUTSIDE

#### REAR GARDEN 70' approx

Mainly laid to lawn, decked area to rear.

#### FRONTAGE

Tiled pathway with shingle frontage.

#### LEASE

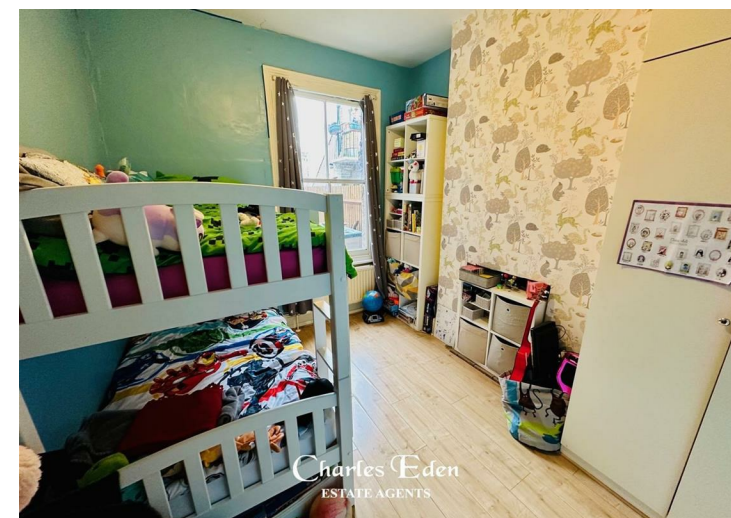
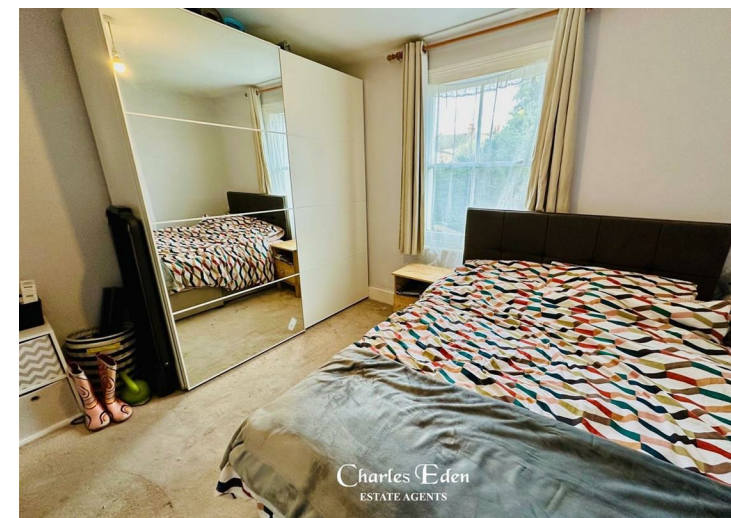
99 years from 2013 (88 years remaining)

#### GROUND RENT £120 per annum

#### BUILDING INSURANCE £1,000 per annum

#### COUNCIL TAX C

#### EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



20A Tremain Road  
Anerley  
SE20 7TZ

www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

Guide Price £425,000 Leasehold