



Queen Adelaide Road, Penge

Offers In Excess Of £250,000



2



1



1



C



Property Summary

Propertyworld is proud to present this spacious, two bedroom top floor flat in popular Queen Adelaide Court, located in the heart of Penge. Neutrally decorated, with an abundance of natural light, the property has a light, airy feel. Keenly priced, this is a fabulous opportunity for either first time buyers or savvy buy to let investors.

The accommodation comprises a spacious reception with a large window that floods the room in natural light. There is a modern spacious kitchen diner with a range of wall and base units, stand alone cooker, fridge freezer and washing machine. There are two bedrooms, both come with built in storage, one is a large double and the other a small double or large single. The bathroom has a white suite and partly tiled walls, with a separate W.C. This could be opened up if preferred.

Queen Adelaide Court is located on Queen Adelaide Road, a stone's throw from Penge High Street, with its wide range of independent shops, neighbourhood restaurants and several highly rated gastropubs. Transport options are plentiful with Penge East and Penge West both very close, providing easy access into London (Victoria and London Bridge) and via the Overground tube network. The award-winning Crystal Palace Park is a short walk away, as are several other smaller local parks and green spaces.

The property is double glazed throughout, has gas central heating, and comes with a 116 year lease, and reasonable service charges. Please contact Propertyworld to secure an opportunity to view!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Purpose built flat
- Two double bedrooms
- Lounge in excess of 15ft
- Spacious kitchen/diner
- Well presented throughout
- Gas central heated
- Double glazed
- Long Lease
- Epc rating is C
- Council Tax Band B

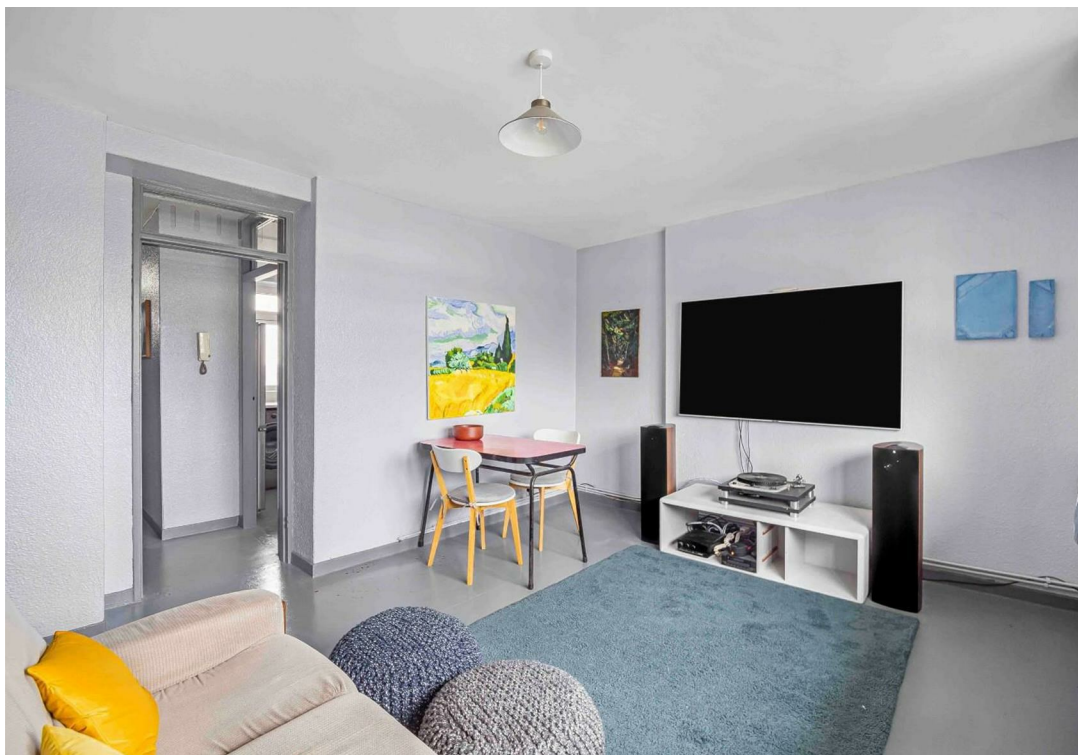
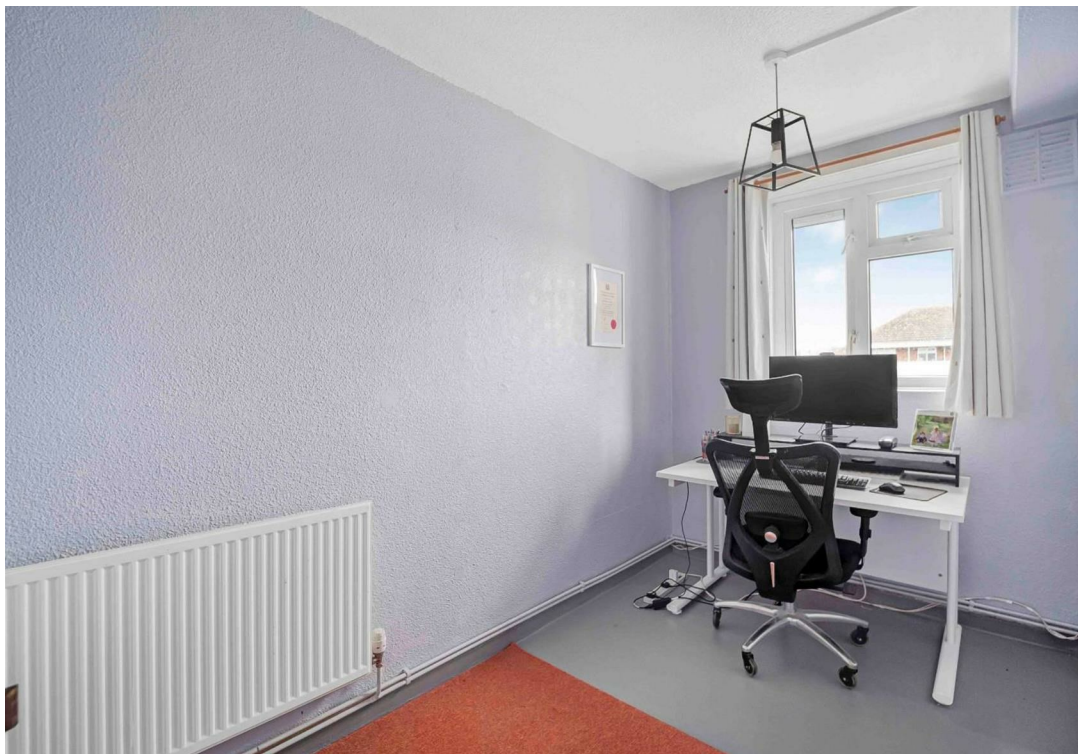
Our Vendor Loves...

I liked living here because it's a warm and cozy flat, and is cheap to run at the same time.

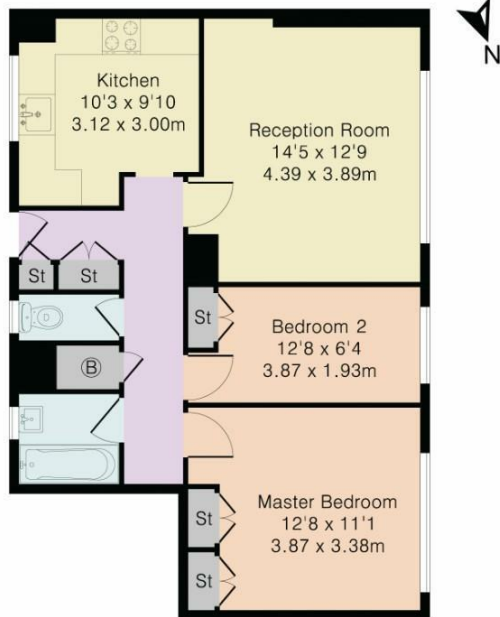
It's also close to the high street with a couple of great pubs nearby and some lovely restaurants.

The travel connections are another big plus, Penge East is around the corner but you never hear the trains, and Penge West isn't too far of a walk away.





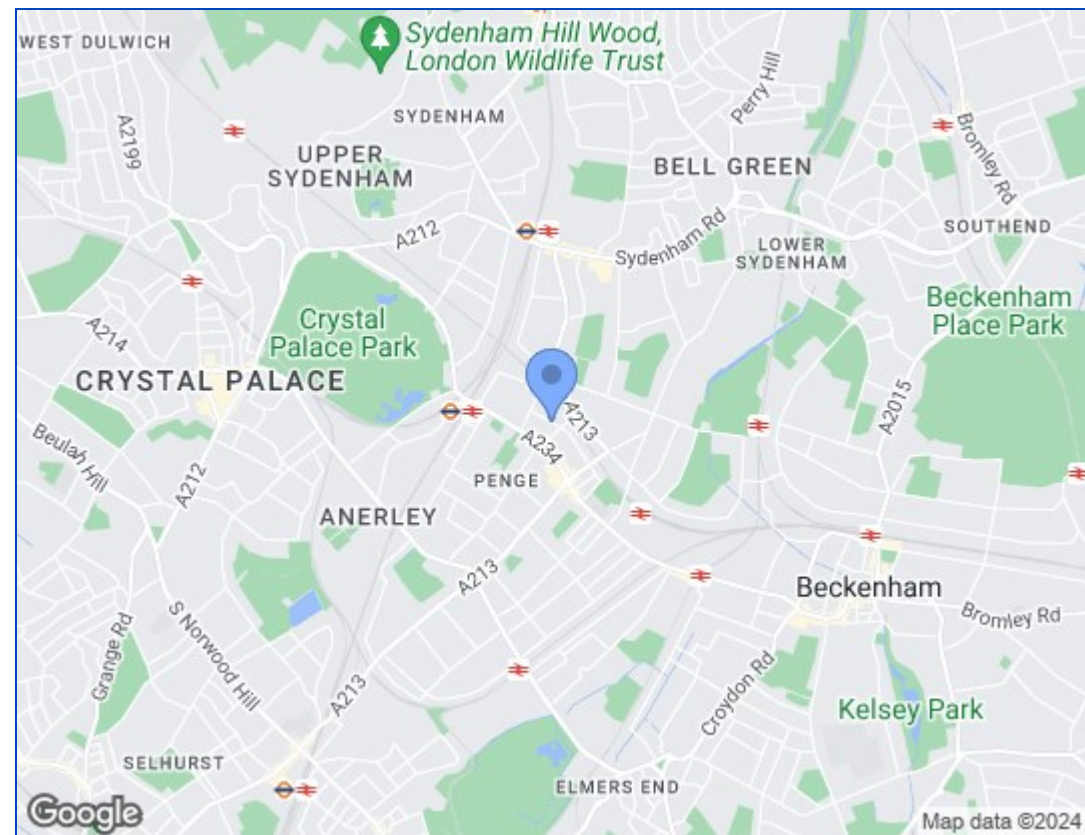
Approximate Gross Internal Area 646 sq ft – 60 sq m



Fourth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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