



High Street, Penge

Asking Price £350,000



Property Summary

Propertyworld presents what we believe is a bit of a hidden gem! Deceptive from the outside, this period style Victorian apartment includes a **PRIVATE GARDEN TO REAR!** PERFECTLY POSITIONED BETWEEN PENGE EAST and PENGE WEST RAIL STATION means commuting into London can be within a matter of minutes, as well as buses -including night bus services too. There's also plenty of grocery shops along the street, but best of all, there is a fantastic Bistro/pub/theatre set over three floors -just across the road. For leisure the iconic "Crystal Palace Park" and Stadium are again - just minutes walk away. Inside the property, the accommodation provides as follows: Gorgeous cosy, yet spacious lounge, offering newly fitted carpets, large bay window and simply beautiful open chimney-breast fireplace. Two Bedrooms - both with newly fitted carpets with the Master bedroom sitting to rear of the building, providing a tall sash window with garden views below, whilst the second bedroom is positioned to the front of the property boasting a tall bay window. The kitchen benefits from direct access to your very OWN PRIVATE REAR GARDEN. The bathroom provides a three piece suite sitting along the hall. Sitting on the first floor, with high ceilings and a LONG LEASE, this home has got to be viewed to be truly appreciated.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

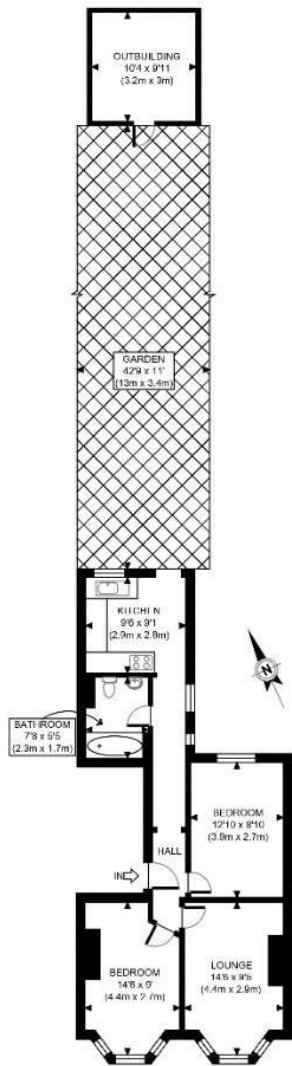
- Two bedrooms
- Conversion Flat
- OWN REAR GARDEN
- Over head storage cupboards
- High Ceilings
- Newly fitted carpets
- Lounge with open fire
- Spilt - level hall
- Long lease
- Not to be missed!

Our Vendor Loves...

On a sunny day, there is no better place to be than our front rooms, with light streaming in through the south facing bay windows. When we do move, we will miss our country cottage style kitchen, particularly its ample counter space, and garden full of flowers in the Spring and Summer. We have enjoyed having Crystal Palace Park with its Victorian dinosaurs, boating lake and petting zoo right on our doorstep. There are also many excellent restaurants nearby and convenient transport links up to London with two mainline stations within a five-minute walk.



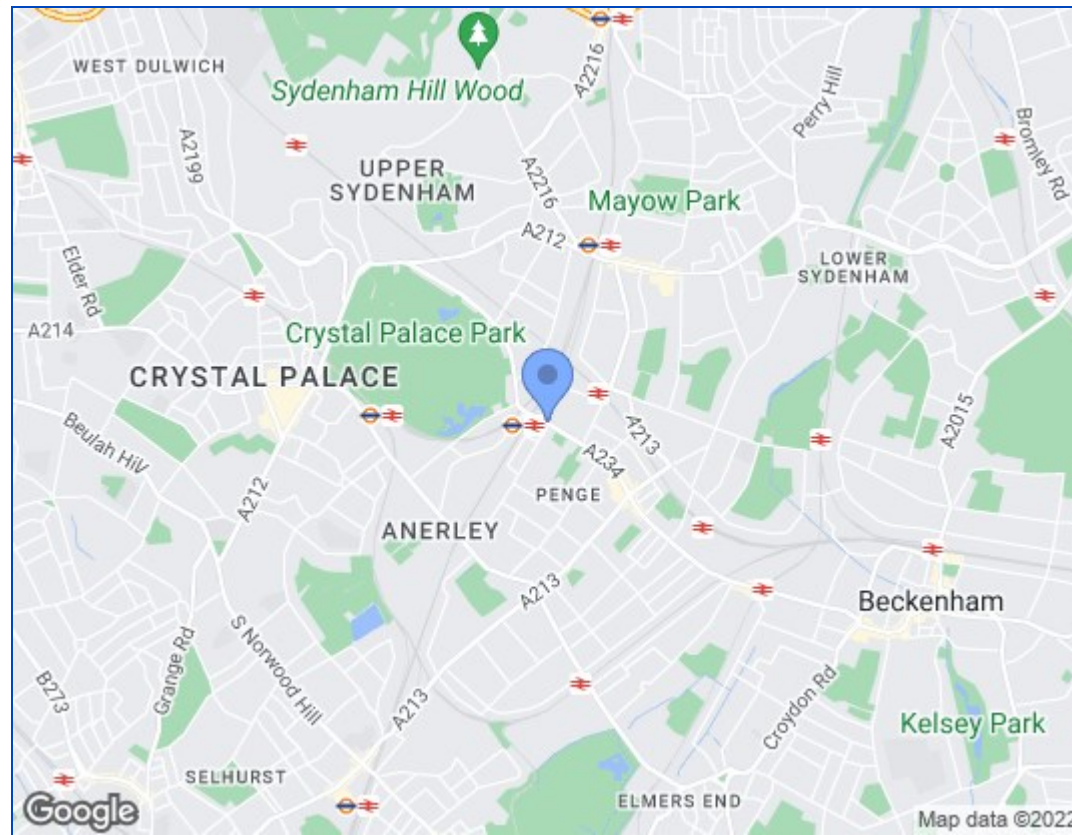




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 581 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING 683 SQ FT / 63 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING 581 SQ FT / 54 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of residential valuation.

High Penge London
 22/9/22
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(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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