



Royston Road, Penge

Asking Price £515,000



Property Summary

Propertyworld proudly presents, what we believe is the largest and most beautifully presented maisonette on the much sought after Royston Road and better yet, it comes with a shared freehold!

Practical for everyday living, but yet stunning in presentation, this it truly a home not to be missed. Boasting over 1061 square feet, the property sits on the first floor of a two storey building and still offers its own front door from the ground floor, as well as an internal staircase from the hall inside - down to your very own private garden. And if that's not enough, the garden measures in excess of 97ft with laid lawns and sun trapped patios.

All of the **THREE BEDROOMS** are spacious, with an exceptionally large master bedroom that overlooks the back garden. However, the real show stoppers are the kitchen/diner and lounge. Sitting at the front this fabulous home, the lounge features a grand fireplace, fitted floor-to-ceiling shelved wall and tall windows, thus enhancing the already high ceilings and flooding the room in natural light with direct, over road gardens views. Whilst to the very rear, sits a cosy, yet very spacious kitchen/diner with a centred space for table and chairs, surrounded by a range of fitted, pastel green cupboards, complimented by European Walnut 'butchers block' worktops for a touch of elegance and style. A wonderful space for culinary creativity, not forgetting dinner parties, or that simple family time around the table. Each room is directly accessible from the long, light-filled hallways, including the bathroom. W/c which is a real bonus too. The wide bathroom provides a three piece suite - fashioned in a contemporary monochrome style showcasing brick style tiles, including to the bath.

A prime location between Penge and Beckenham, residents enjoy easy access to local amenities, parks, and excellent transport links - having Kent House Rail Station literally across the road -convenient for city dwellers and those seeking a peace retreat.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Three Double Bedrooms
- Victorian Maisonette
- Own front door
- Boasting 1061 square feet
- Stunning interior
- Huge Rear Garden
- Possibly the largest, most well presented maisonette on the street
- Share of freehold
- Council Tax band C
- Epc rated D

Our Vendor Loves...

We have loved living here. Our home is bright and airy and has plenty of room for entertaining friends and family, which is really important to us. We have made great use of our garden too, which feels like a little oasis and has sun for most of the day.

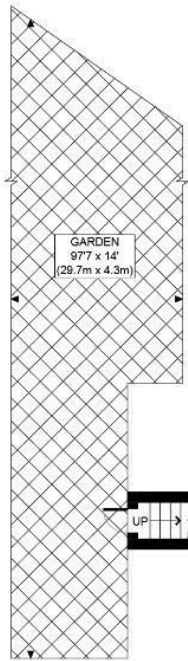
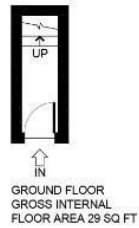
The local community is really friendly. There are a myriad of little independent places nearby to enjoy - from coffee shops and bakeries to grocery stores and micro breweries. We also love Alexandra Nurseries, where you can pick up plants for the garden and artisan gifts - or just enjoy a coffee and cake.

We will really miss the convenience of travel. It takes no time at all to walk to leafy Beckenham or Crystal Palace Park but is also really quick and easy to catch a train to Brixton, Victoria, London Bridge or Shoreditch.

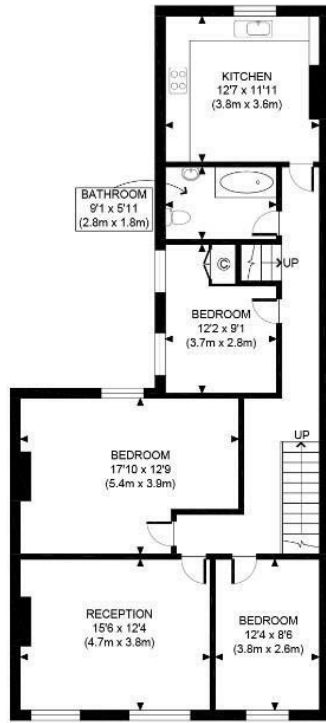
If we weren't moving to be nearer to family, there is nowhere else we'd rather be.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ FT

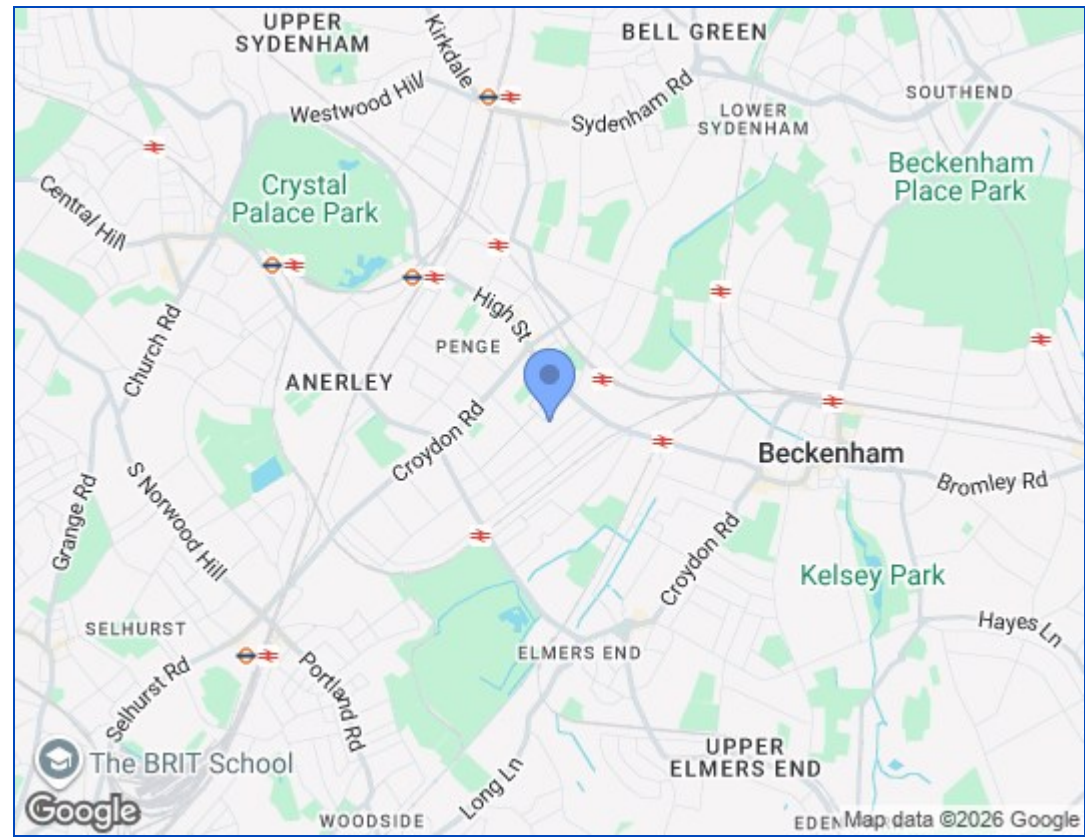


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1016 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1061 SQ FT / 99 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 monetary valuation.

Royston Road
state: 2718526
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(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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