



Station Road, Penge

Offers In Excess Of £515,000



2



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1



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Property Summary

Propertyworld is delighted to present this uber-cool, ground-floor two bedroom conversion flat set within a striking Victorian former public house. Offering a unique blend of historic charm and contemporary style, this stunning property boasts a private patio and access to a fabulous, shared roof garden.

The location is superb – tucked away in a quiet spot yet just a stone's throw from Penge East station, with Penge West also within easily reach by foot. Penge High Street, with its vibrant mix of gastropubs, restaurants, independent retailers and coffee houses, is nearby, while Crystal Palace and Beckenham are also close and offer even more extensive dining and leisure options.

Inside, the standout feature is the breath taking 18.10 x 18 ft open-plan kitchen/reception – a bright, stylish space with large windows flooding the room with natural light. The sleek, handle-less white kitchen units are paired with Italian stone tiles, an integrated electric oven, gas hob, built-in speaker system, and even a wine fridge.

Both bedrooms are doubles, whilst the principle is larger. There are two beautiful contemporary bathrooms – the main comes with a bath and the ensuite with a large walk in shower, adding a touch of luxury to the primary bedroom.

For those who love green spaces, you're spoiled for choice with the award winning Crystal Palace Park, Alexandra Recreation Ground, Mayow Park, and Cator Park all close by.

The property comes with a long lease (119 years) and reasonable service charges. This is a truly special home and will suit discerning professionals and those with a keen eye for design. Don't miss out – call Propertyworld today!

Penge Sales
020 8659 1005
www.propertyworlduk.net

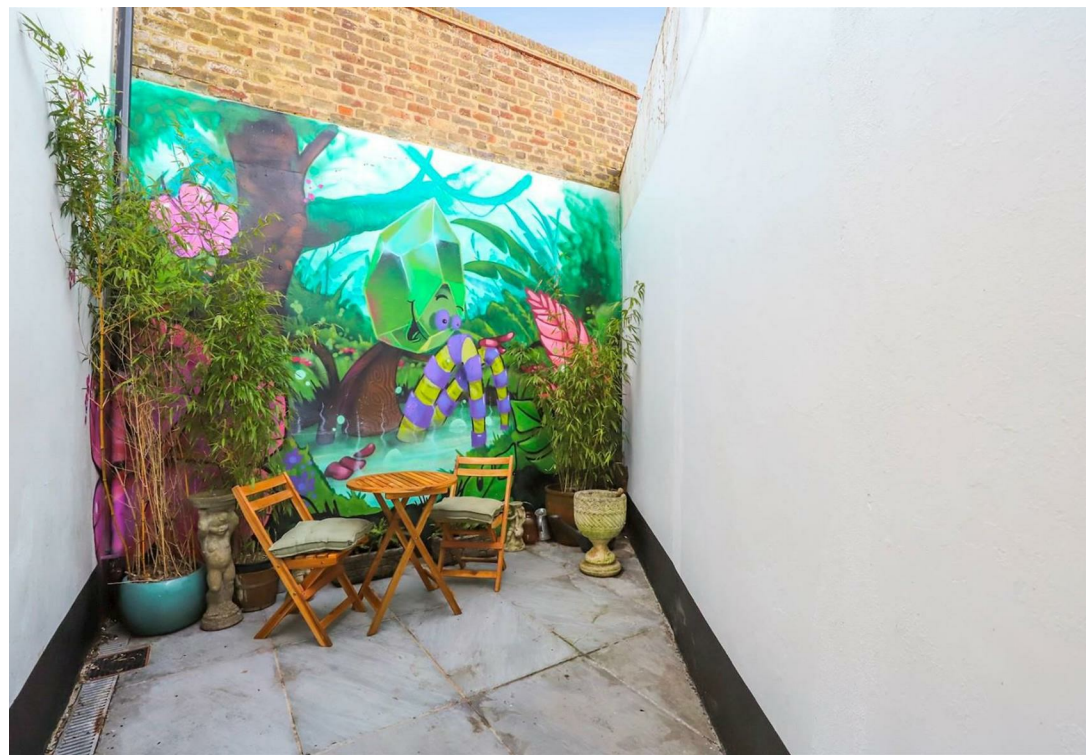
Property Summary

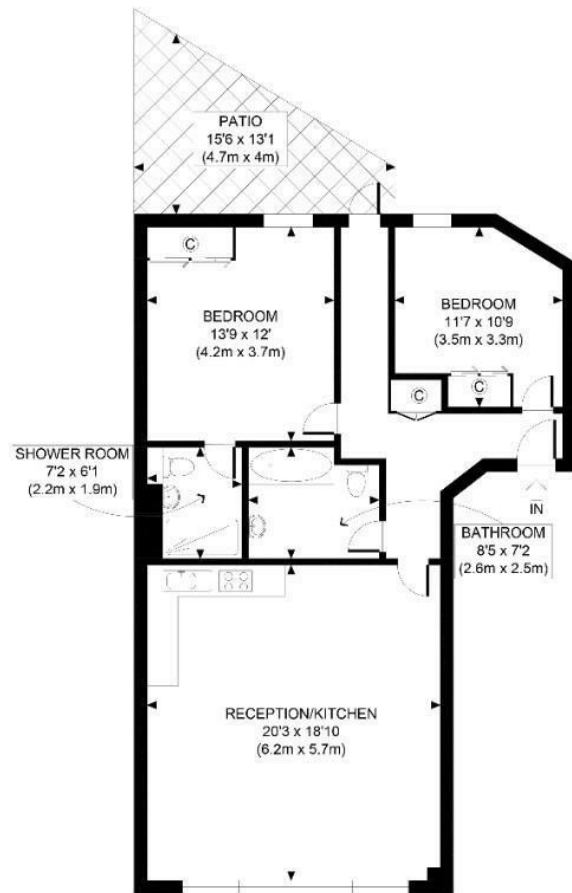
- Two bedroom apartment
- Historic public house conversion
- Two bathrooms
- Private patio
- Shared roof terrace
- Stunning design and high quality specification
- Close to Penge East train station
- Must be viewed
- Council Tax Band C
- EPC Rating C

Our Vendor Loves...

"We bought this place because we loved the flat, but it came with so many unexpected delights. There is a sense of community spirit here with cool new things popping almost daily, so close to one of the best parks in London, and the transport links are phenomenal. It's been nothing short of perfect for us, and we're sad to be leaving."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 905 SQ FT



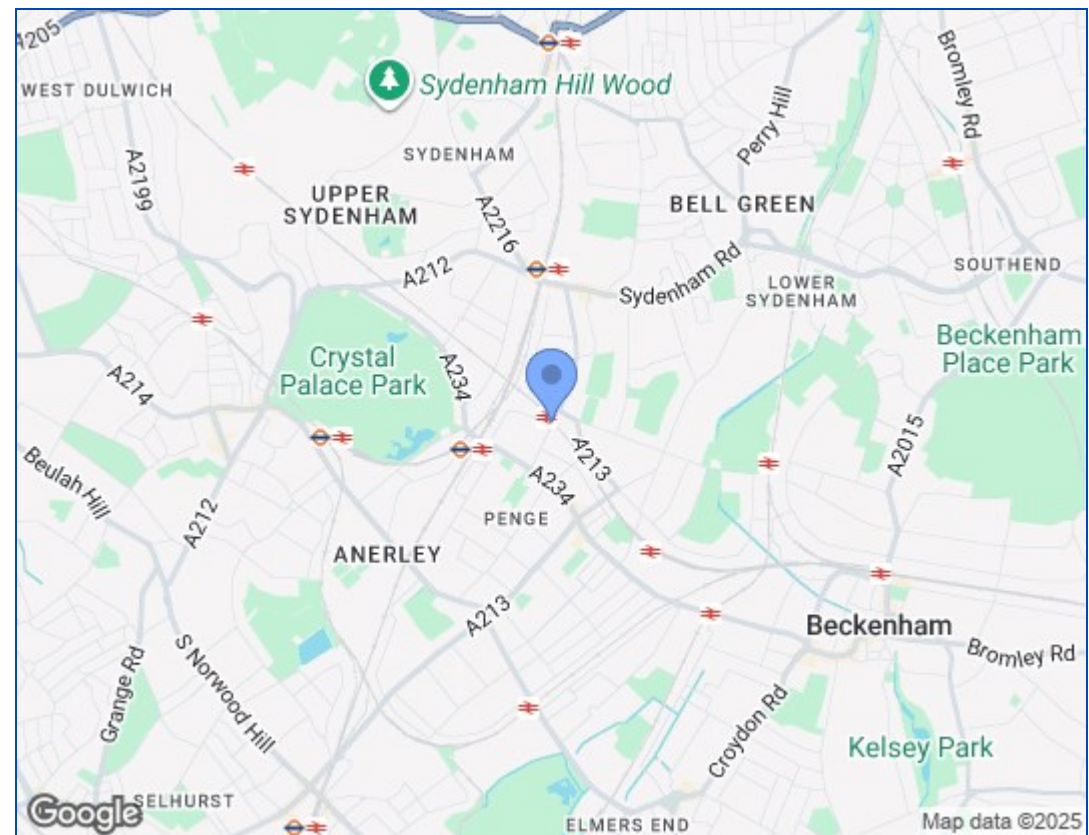
APPROX. GROSS INTERNAL FLOOR AREA 905 SQ FT / 84 SQM

Hollywood House

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

date 04/03/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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