



## Avington Grove, London

Asking Price £285,000



## Property Summary

Propertyworld is delighted to present this stunning one-bedroom period conversion to the sales market, offered with no onward chain and its very own designated garden.

Located on what is widely regarded as one of the most desirable roads in SE20, this exceptional apartment forms part of an attractive Victorian building and is just moments from the picturesque Crystal Palace Park. The property also benefits from excellent transport links via Penge East and Penge West stations, as well as a vibrant selection of local amenities, including the ever-popular Bridge House Gastro Pub.

Beautifully combining period charm with modern living, the home has been thoughtfully updated and meticulously maintained by the current owners. The result is a bright and airy space, with well-proportioned rooms and an abundance of natural light, enhanced by delightful rear-facing views.

The accommodation comprises a cosy yet spacious lounge, complete with stylish recessed shelving, clever storage solutions, and a dedicated workspace—ideal for those working from home. The kitchen/diner has been tastefully redesigned with a range of neutral cabinetry, offering both functionality and style. A particular highlight is the tranquil outlook over parkland, perfectly enjoyed from the thoughtfully positioned dining area.

The generously sized double bedroom features an attractive recessed area, adding character and versatility. The bathroom is beautifully finished, offering a contemporary white suite with a shower over the bath, catering perfectly to modern living.

Situated on a quiet cul-de-sac and boasting its very own garden and long lease, this charming home represents an ideal first-time purchase—one that truly must be seen to be fully appreciated.

Penge Sales

020 8659 1005

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- One double bedroom
- Victorian Conversion Apartment
- Own Private Garden
- Beautifully presented throughout
- Fitted Kitchen/Diner
- Parklands Views to rear
- No onward chain
- Long leasehold Tenure
- Council Tax band C
- Epc rated C

## Our Vendor Loves...

This flat has been my sanctuary, and saying goodbye is much harder than I expected as I step into a new chapter of my life.

The first thing that struck me when I saw it was how bright, peaceful, and green it felt — you'd never think you were in the middle of London.

Avington Grove is leafy, quiet, and feels incredibly safe, with friendly neighbours and a real sense of community.

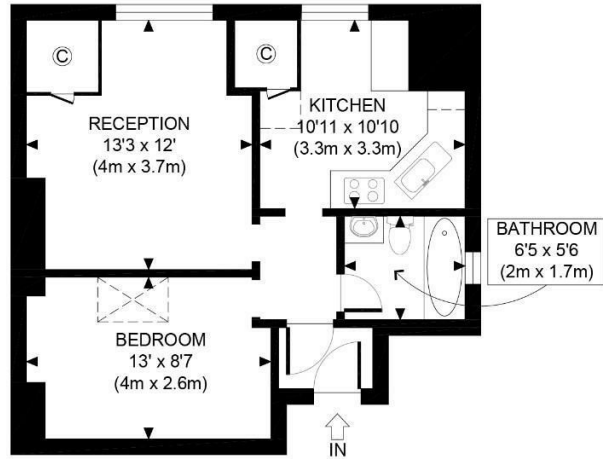
Being just a short walk from beautiful Crystal Palace Park has been a real highlight. The CP National Sport Centre and various music festivals are being a great bonus!

I love Penge for its great connections to the City from both Penge West and East, its good shops, and the Bridge House pub for a checky Friday G&T after work.

I will miss this flat dearly and truly hope its next owner will enjoy it as much as I have!







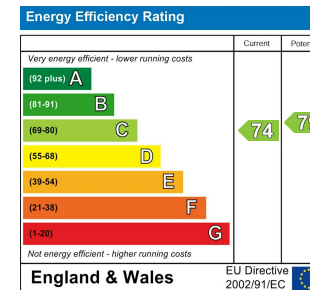
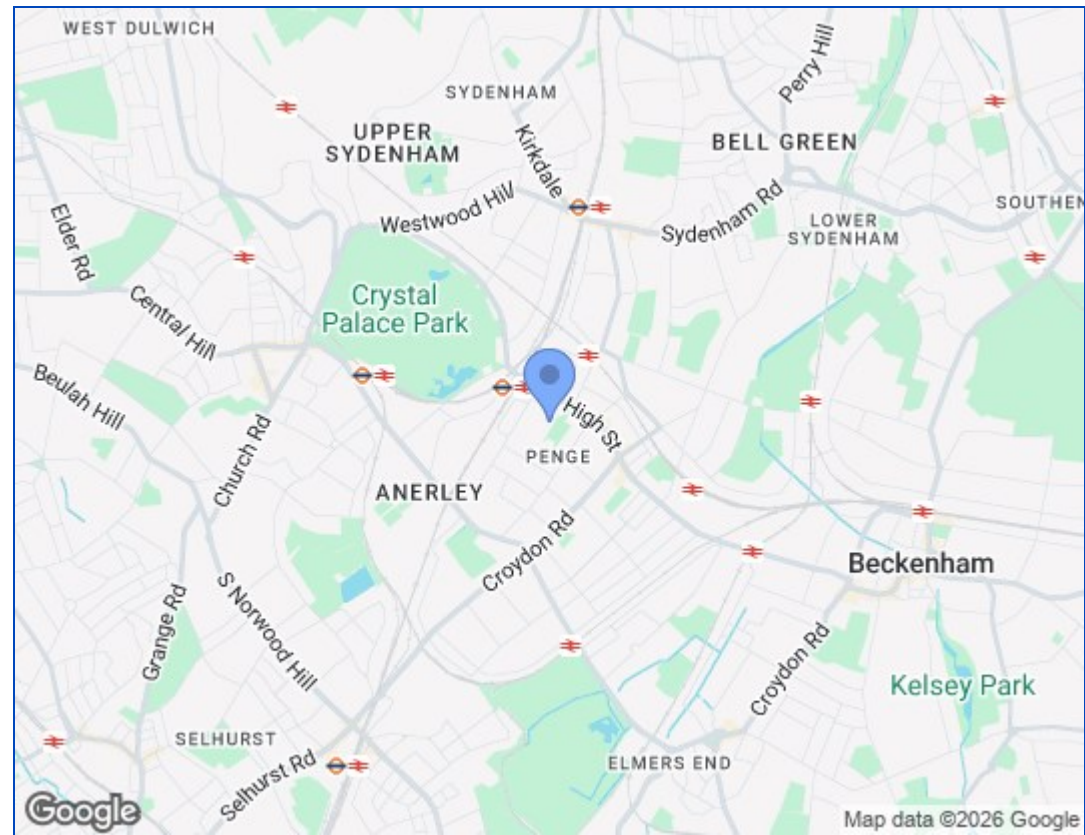
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 474 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 474 SQ FT / 44 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

Avington Grove

date 20/04/26



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

