



## Maple Road, Penge

Offers In Excess Of £350,000



## Property Summary

Propertyworld is delighted to present this stunning, ground floor, period conversion of an historic public house that comes with a delightful, landscaped garden. The property has a clean, contemporary interior that is bursting with natural light. If you're looking for something with the wow factor your search may be over.

Located in a converted public house, on a corner plot, on Maple Road in central Penge, the building was converted around 7 years ago. The design and finish are exemplary, and the current owner has improved the property even further. This property is one of the largest in the development internally, and with a larger garden.

The highlight is the open plan reception and kitchen with wall to floor bifold doors that open into the lush private garden. It is an incredible space; luxurious, modern whilst having a homely, warm, feel. The room allows for a separate dining space, workstation, and chill out zone with easy access to the fitted kitchen which is off the reception. The garden has been lovingly cared for with an abundance of plants and flowers providing the perfect tranquil space to relax and entertain friends and family. The bathroom has a modern three-piece suite with over bath shower, and the bedroom is a generous double.

Location wise you can stroll into Penge High Street with ease, to access the restaurants, gastropubs and coffee shops. There are numerous train and overground stations within walking distance including Penge East, Penge West and Anerley providing fast service into London. The iconic Crystal Palace Park is also very close.

This is an uber cool pad that merits an early viewing – please call Propertyworld to reserve your chance to see it.

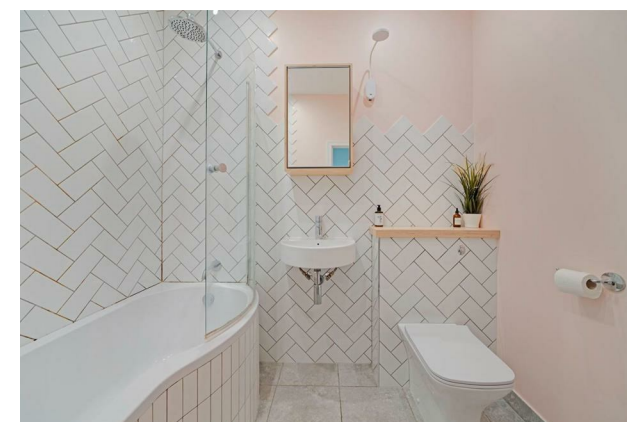
**Penge Sales**  
 020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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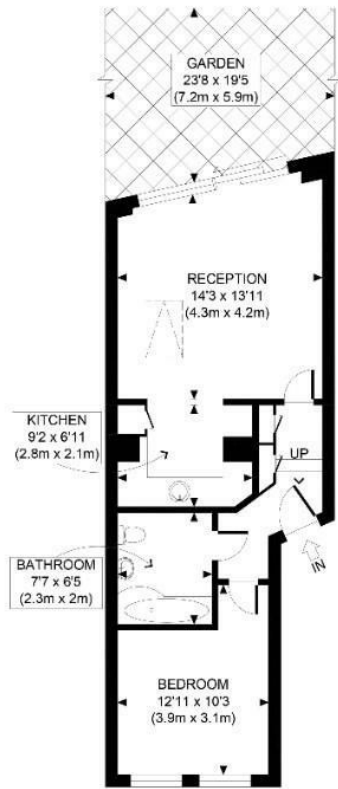
- One bedroom
- Private garden
- Historic public house conversion approx. 5 years ago old
- Luxury finish and high specification
- Stunning open plan reception with Bi-folding doors to garden
- Contemporary design
- Excellent location close to all amenities and transport options
- Leasehold Tenure
- EPC Rating B
- Council Tax band B

## Our Vendor Loves...

"I've absolutely loved living in this unique and modern flat for the past 5 years. Having an outdoor space for summer barbecues and to entertain is truly a luxury for London and I've been very happy and comfortable here. Being so close to the beautiful Crystal Palace Park and Sunday markets provides a brilliant community and area too. I hope the lucky buyers will be as happy here and love the place just as I have!"







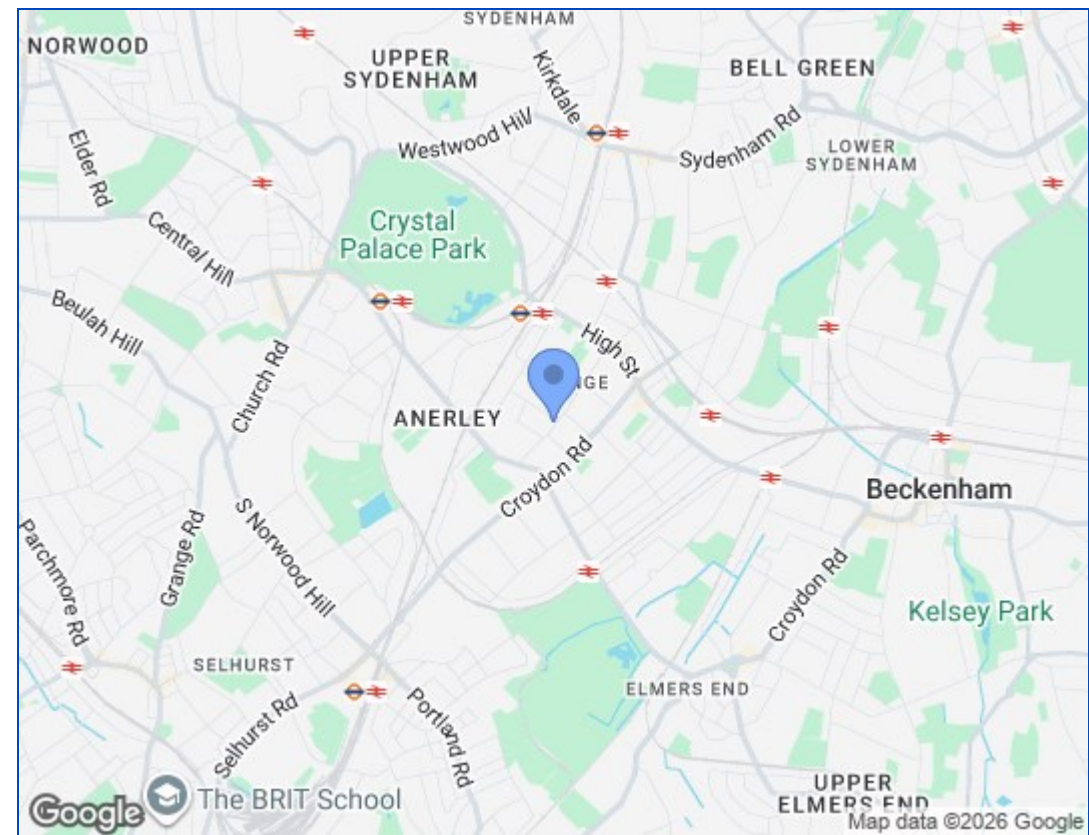
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 493 SQ FT



**APPROX. GROSS INTERNAL FLOOR AREA 493 SQ FT / 46 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

Maple Road  
date: 26/08/24  
photoplan



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

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