



Avenue Road, London

Asking Price £375,000



2



1



1



C



Property Summary

Propertyworld proudly presents this beautifully positioned two-bedroom garden apartment, complete with its own private section of garden and garage — a rare combination that makes this an excellent opportunity for first-time buyers, commuters and those looking for a well-connected home with outdoor space.

Offered with a share of the freehold, the property is ideally located just moments from Penge High Street, where you'll find an excellent selection of cafés, gastropubs, independent shops and restaurants. Commuters are particularly well catered for, with Kent House, Birkbeck and Clock House stations all within easy walking distance, providing convenient connections into Central London and beyond.

Set on the first floor of a small, stand-alone block, the apartment offers two well-positioned bedrooms to the rear of the property, creating a peaceful and private setting. The second bedroom is just shy of a full double and would also make an ideal home office, nursery or guest room.

The spacious L-shaped lounge is a real highlight, offering ample room for both comfortable seating and a dining area. Almost wall-to-wall windows flood the room with natural light, creating a bright and welcoming space. The adjoining kitchen is well equipped with a range of wall and base units, an eye-level oven with separate grill and generous worktop space, while further large windows ensure the room remains light and airy.

The bathroom features a crisp white four-piece suite, offering the choice of a refreshing shower or a relaxing soak in the bath. Tiled walls and flooring provide a clean, contemporary finish, while the frosted window offers both natural light and ventilation.

With private garden space, a garage, share of freehold and excellent transport links, this is a fantastic opportunity to secure a well-located home close to the heart of Penge.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Two bedrooms
- Purpose built Apartment
- First floor accommodation
- Spacious rooms throughout
- Own section of garden
- Own garage
- No onward chain
- Share of freehold
- Council Tax Band C
- Epc rated C

Our Vendor Loves...

From our Vendor.....After 15 years, I moved to be closer to my parents. After moving, I realised how lucky I'd been to be close to so many greenspaces with Cator Park, South Norwood Country Park, Betts Park and Crystal Palace Park, only short walks away. Also, I really appreciated the convenience of Avenue Road being in between five train stations, which gave me easy, direct routes to London Victoria, Charing Cross, London Bridge, Waterloo and Croydon. Looking back, another thing I miss from Avenue Road is having a spacious garage to store my growing collection of sports equipment, travel stuff, garden tools and random other stuff life seems to generate. Within the flat, I really enjoyed the fitted kitchen and bathroom I installed shortly before moving out, as they felt like a bit of luxury every time I used them







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 617 SQ FT

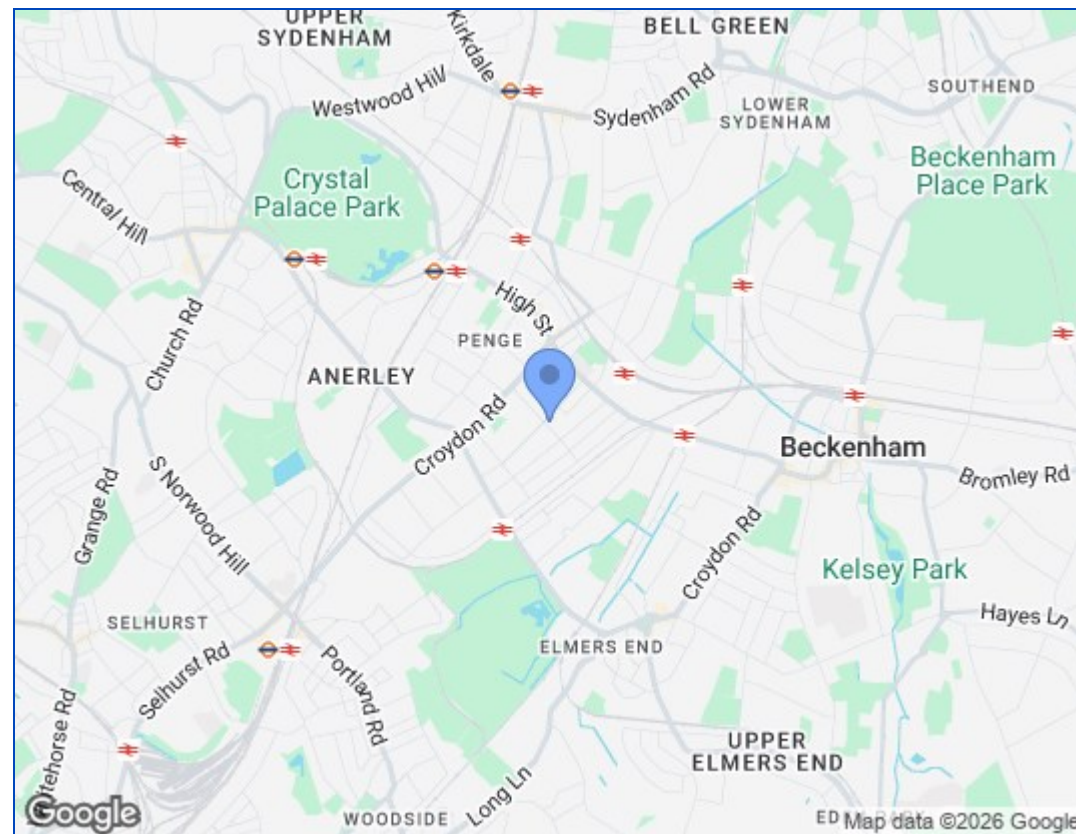


APPROX. GROSS INTERNAL FLOOR AREA 617 SQ FT / 57 SQM

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

Avenue Road

date 29/07/26



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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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