



Parish Mews, Penge

Price Guide £435,000



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Property Summary

GUIDE PRICE £435,000 - £450,000

Propertyworld is delighted to present this stunning two double bedroom maisonette, arranged over two floors and set within the private gated Parish Mews development on Parish Lane. Offering the feel of a house, private parking to the front, low service charges and a share of freehold, this beautifully presented home is ready to move straight into.

The ground floor is a real highlight, featuring attractive original wood flooring and a generous reception room measuring over 17ft x 12ft, providing ample space for both comfortable seating and a dining area. The room is flooded with natural light and finished with recessed lighting.

The entrance hallway is welcoming and wide, incorporating a useful cloak/storage area. The striking green shaker-style kitchen is both stylish and practical, complete with an oversized gas hob, integrated extractor and electric oven.

Upstairs are two genuine double bedrooms, one with integrated storage, plus a large landing with a built-in bookshelf making clever use of space. The fully tiled bathroom features contrasting blue and white brick-style wall tiles and a white three-piece suite. A substantial loft provides excellent additional storage.

The property was fully rewired in late 2022 and new radiators, in keeping with the character of the building, were fitted in October 2023. The development is well managed and enjoys a friendly, close-knit community feel.

Externally, there is a small private outside seating area, ideal for barbecues and summer evenings.

The location is superb, almost opposite Alexandra Nurseries, a popular garden centre and café. Penge East and New Beckenham stations are within easy walking distance, as are Sydenham and Penge High Streets with their array of coffee shops, gastropubs and community restaurants. Green spaces are plentiful, including Alexandra Recreation Ground and the iconic, award-winning Crystal Palace Park.

A perfect first-time purchase in exceptional condition.

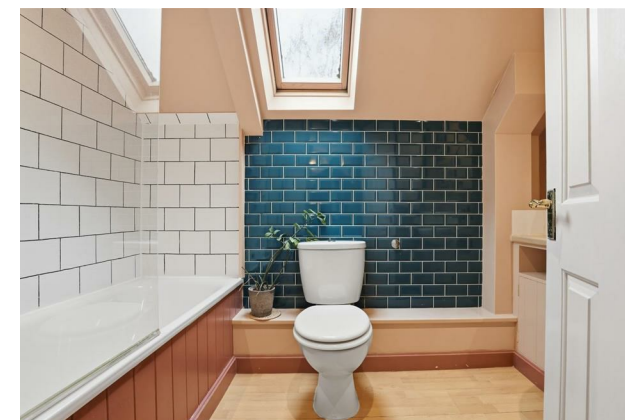
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

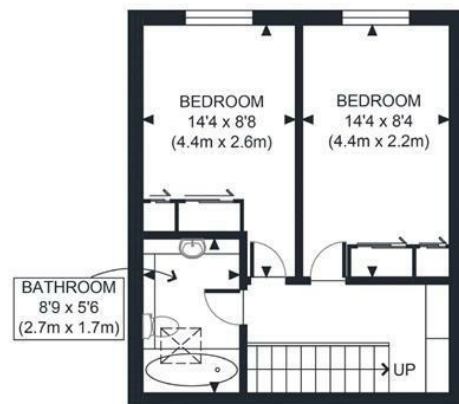
- Two double bedroom maisonette
- Has the feel of a house
- Share of freehold and long lease
- Private gated mews development
- Off street parking and external space to chill and entertain
- Stripped wooden flooring in stunning reception
- Modern yet characterful kitchen and bathroom
- Huge loft - perfect for storage
- EPC Rating: D
- Council Tax Band: C

Our Vendor Loves...

"The maisonette feels like a house and there is a wonderful community feel to the mews - all the residents look out for one-another. We are set back from the road so the property is quiet, while also well located for easy access to central London with Penge East and Kent House stations just a 7 minute walk away. I have loved being able to walk to the best Penge spots like Southey Brewery, Himalayan Kitchen and the Alexandra Nurseries just down the road - plus not forgetting the iconic Crystal Palace Sunday market! I will miss it the mews dearly."







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 364 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 377 SQ FT

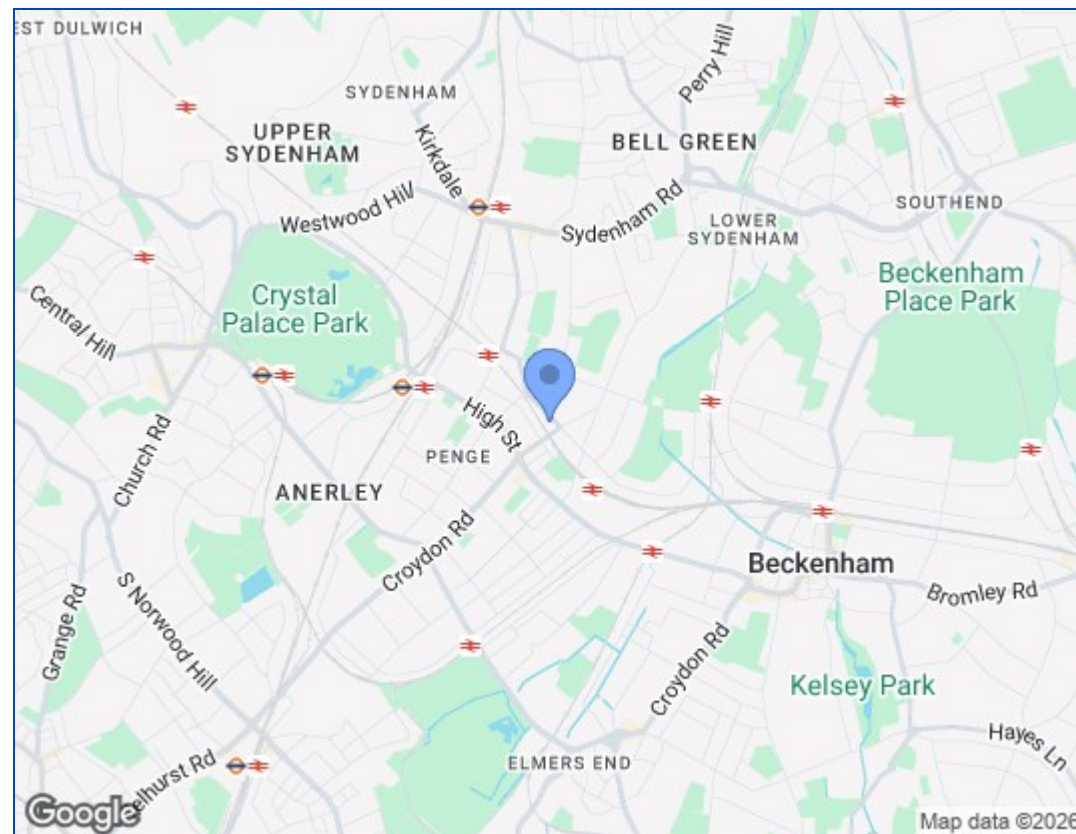
APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQM

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

Parish Mews

date 05/05/22

photoplan



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