



## Elmers End Road, London

Guide Price £260,000



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## Property Summary

Guide Price £260,000 - £270,000

Propertyworld is delighted to present this two-bedroom first-floor flat, set within an attractive former Victorian house.

Offered with no onward chain, the property requires modernisation throughout, making it an excellent opportunity for buyers looking to add value. Ideally located, it is just a short walk from three rail stations—Birkbeck, Anerley, and Elmers End—while a supermarket is conveniently situated just across the road. A few minutes further brings you to Penge High Street, offering a wide selection of restaurants, cafés, and gastropubs. For a more vibrant scene, the sought-after Crystal Palace Triangle is within easy reach, known for its lively mix of bars and dining options.

The accommodation comprises two bedrooms—a generous double and a single—both positioned at the front of the property. To the rear, a spacious dual-aspect lounge provides plenty of natural light. The kitchen is located off the hallway and features a range of wall and base units, with ample space for white goods. A centrally positioned bathroom includes a three-piece suite as currently fitted.

Outside to the rear via a side access there is a communal garden - for a some outdoor space.

While the property would benefit from updating, this is reflected in the asking price. Additional benefits include gas central heating, high ceilings in both bedrooms, and the advantage of no onward chain.

Penge Sales  
020 8659 1005  
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## Property Summary

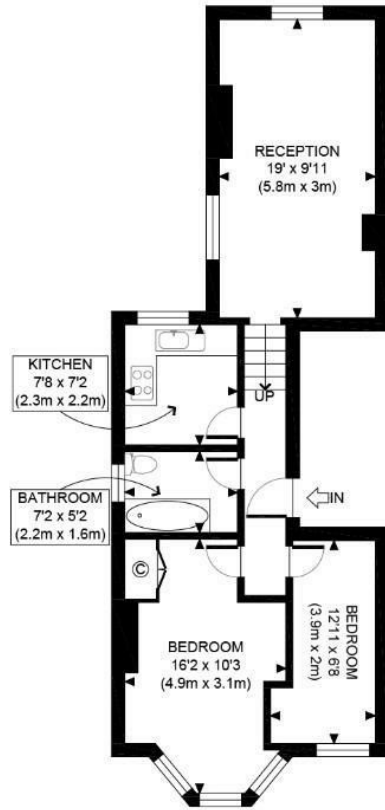
- Two bedrooms
- Conversion Flat
- In need of modernisation throughout
- First floor accommodation
- Dual aspect lounge
- Communal rear garden
- No onward chain
- Leasehold Tenure
- Epc rated D
- Council Tax band C

## Our Vendor Loves...

The flat is lovely and bright and easy access to buses and trains. I love the lounge the most with the windows to the rear and side.







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 555 SQ FT

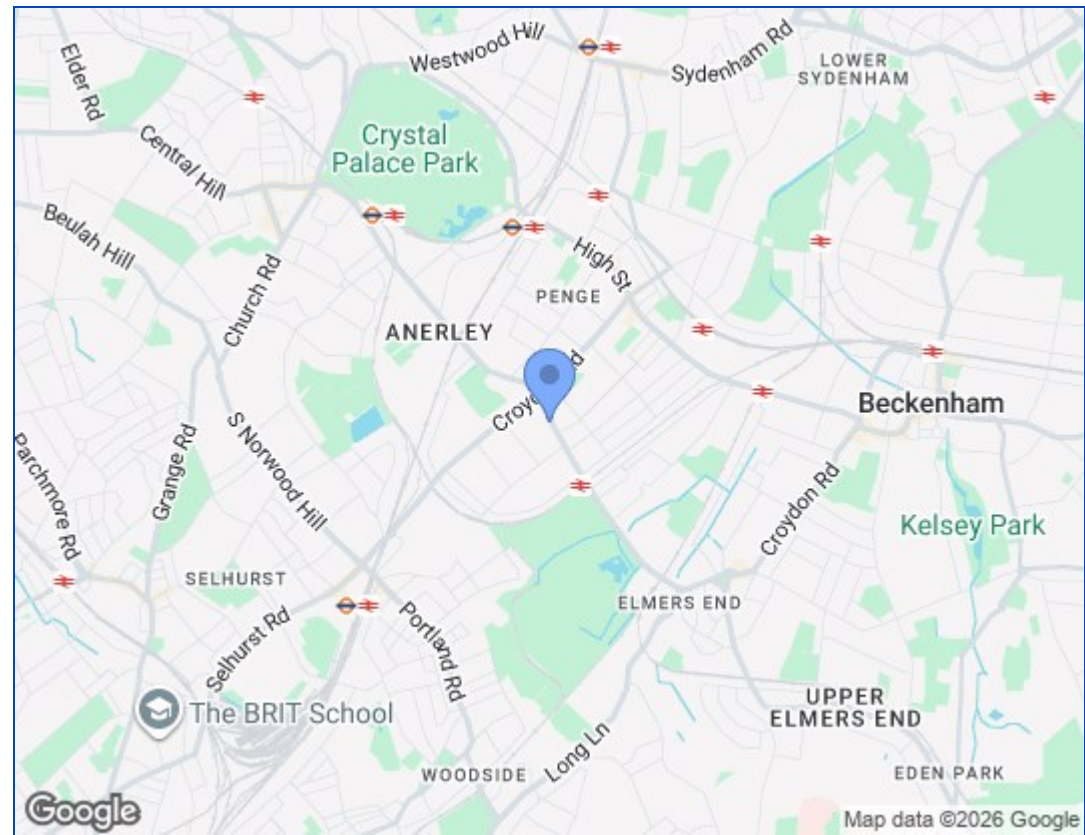


APPROX. GROSS INTERNAL FLOOR AREA 555 SQ FT / 52 SQM

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

Elmers End Road

date 21/04/26



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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