



**Royston Road, Penge**

Price Guide £225,000



**propertyworld**



## Property Summary

Price Guide £225,000 -£250,000

Propertyworld proudly presents this one bedroom purpose built flat to the Sales market. In need of complete modernisation which has been reflected in the asking price, this apartment still has a lot to offer!

Siting literally across the road from Kent House Rail station for a quick commute into London, not forgetting an Express Grocery store further along, makes this an ideal buy as a rental investment, as well as for any first time buyers who are prepared to have a project.

Boasting a Shared freehold and a garage en-bloc to the rear, this apartment is definitely one not to be missed. The accommodation provides a spacious kitchen/diner to front and you can really tailor this to your personal specification - simply because of all the room you have. Across the hall is a large bathroom, housing a three piece suite and window for plenty of natural light and ventilation.

The lounge is a great size, with ample spaces for table, chairs and a sofa, whilst the bedroom sits beside the lounge - generously sized and shares the quiet views over the rear.

Outside to the rear there is a garage en-bloc, set in well maintained grounds

There an abundance of storage in this property and plenty of natural light and with no onward chain this is a winner for the serious buyers out there.

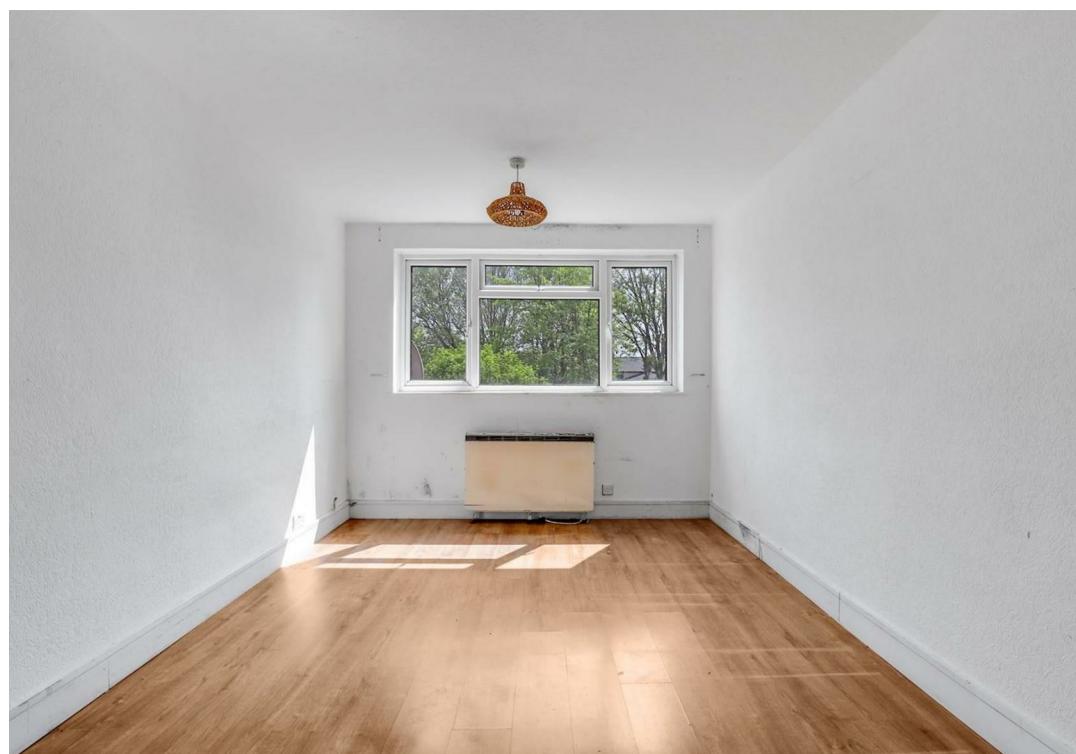
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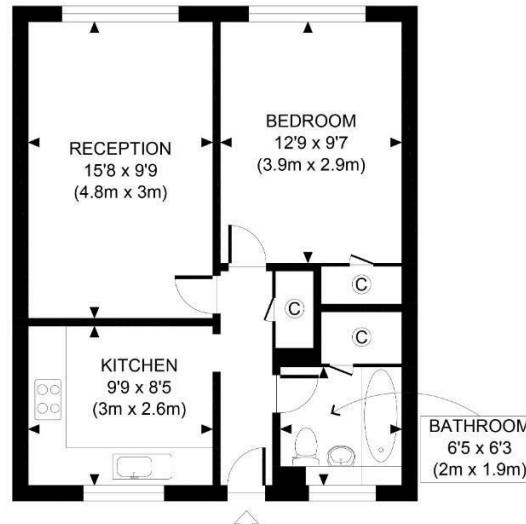
- Purpose built flat
- One bedroom
- In need of complete modernisation
- Bought As Seen
- First Floor accommodation
- No onward chain
- Garage en-Bloc
- Shared Freehold Tenure
- Epc rated C
- Council Tax Band B

## Our Vendor Loves...

We originally purchased this property, because it was minutes walk of good transport links - trains, buses -even trams! The block is nice and friendly. What is also great your not far of Beckenham High Street as well as Penge.







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT

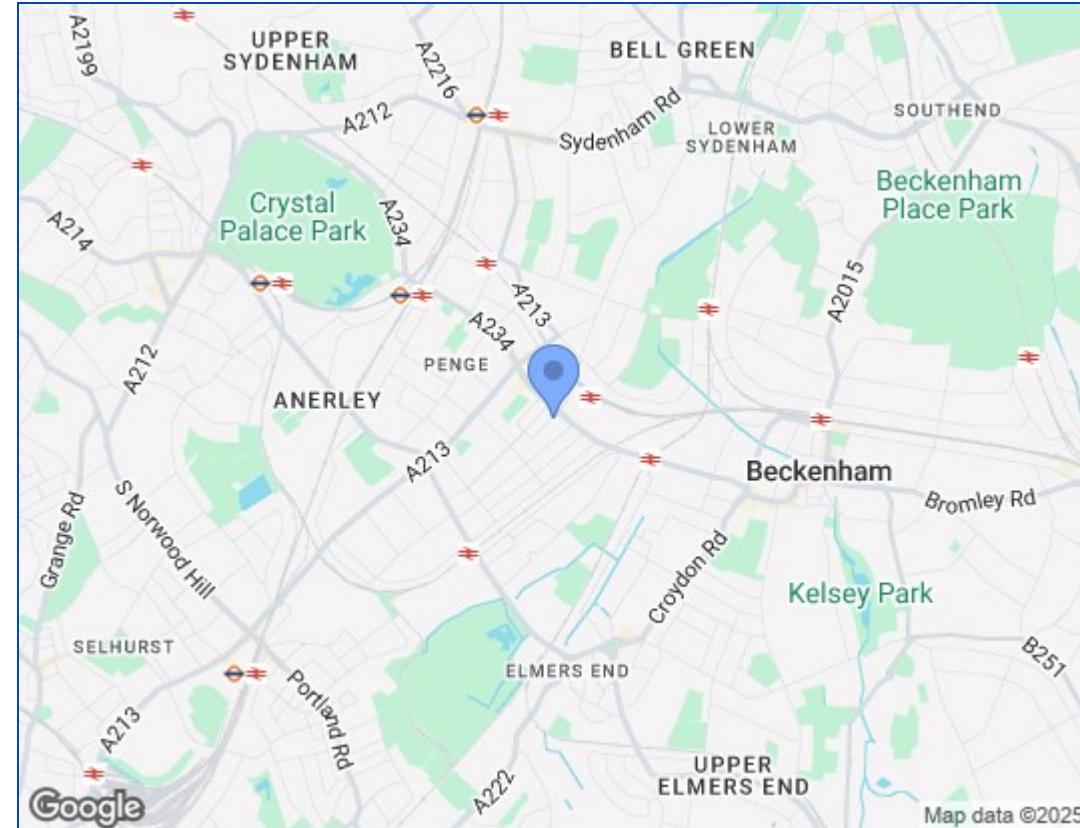


APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQM

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

Harley court

date 29/04/25



Map data ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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