



**Avenue Road, Penge**

Asking Price £285,000



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## Property Summary

Propertyworld presents, arguably one of the best apartments within the Avenue Court Development. Set behind a tendered lawns, this top floor apartment, enjoys the views below and indirect privacy - being at the top of this fabulous 1930's block.

Entry phone access, this particular apartment is a real show stopper, boasting a large hall/dining area and comfortably seats four, for dining. Lovingly modernised, the lounge is simply stunning with its contemporary acoustic wood panelling to feature and distinctive painted walls.

The kitchen has been thoughtfully refitted, providing a range of crisp white units, with an integrated induction hob, as well as a dishwasher. There's also a door out to a great landing space with access to a rear fire escape staircase. Light, bright and airy throughout, there are two good sized, double bedrooms and a beautifully appointed family bathroom with a window for natural light and ventilation

Additionally, this gorgeous home, also comes with both a share of freehold and a long lease and further - its very own loft access for an abundance of space for storage!

Minutes walk of High Street Penge, the property is within walking distance of several mainline stations too — including Kent House, Birkbeck and Clock House, providing easy access into Central London and beyond, whilst the High street offers lots of cafés, gastropubs, independent shops and restaurants.

So be the envy of your friends, with this beautiful, contemporary apartment!

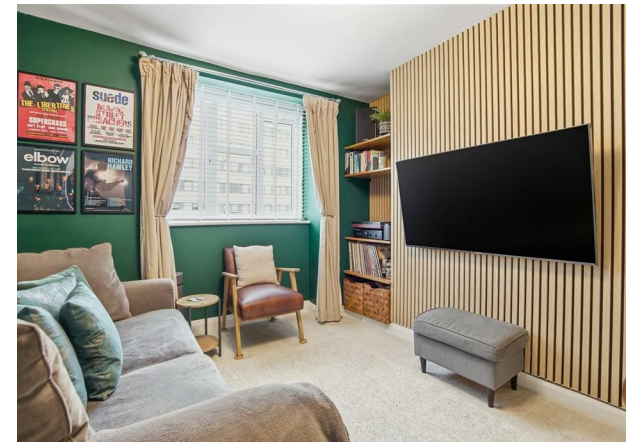
Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two double bedrooms
- 1930's Purpouse built Block
- Top floor accommodation
- Stunning lounge and well presented throughout
- Beautiful Master bedroom
- Double Glazed
- Gas central heated
- Share of freehold Tenure
- Epc rated D
- Council Tax Band B

## Our Vendor Loves...

One of the things we've loved most about living here is how private it feels. Being on the top floor means we're not overlooked, and there's a real sense of calm the moment you come through the door. The flat is flooded with natural light and feels wonderfully airy all day long. We've truly enjoyed our time here. It's a place we'll always have very fond memories of.











THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 523 SQ FT

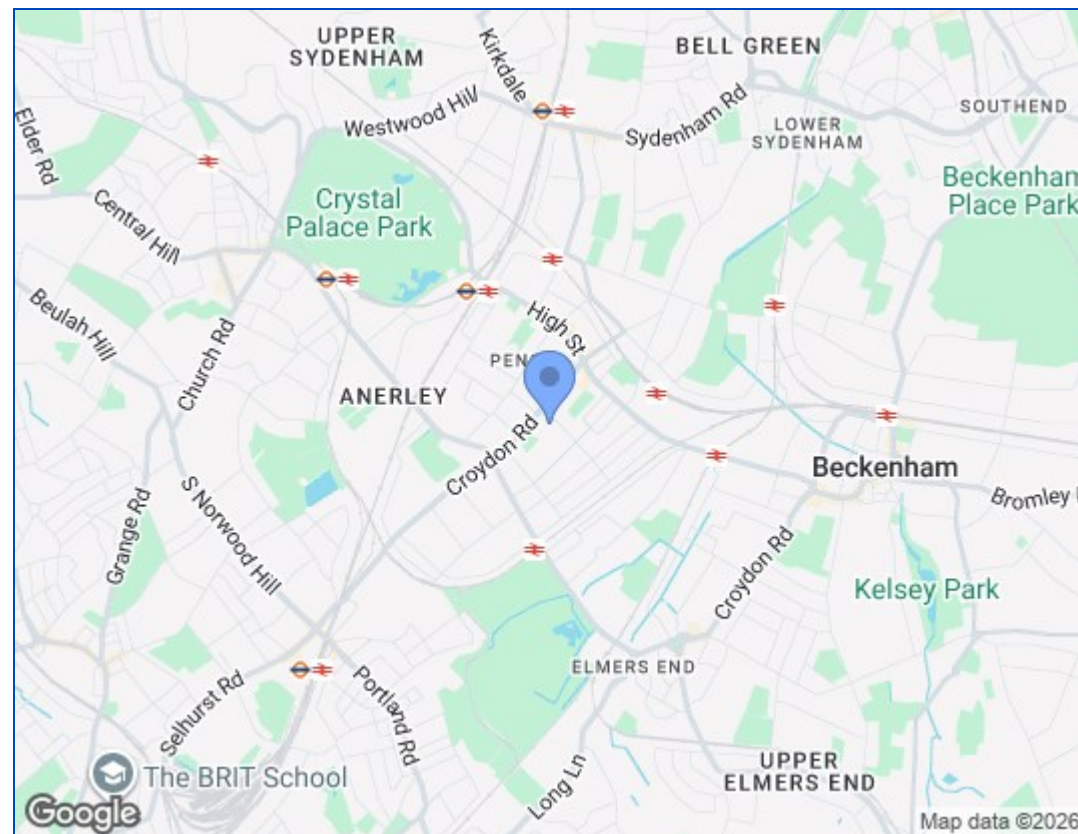
APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 SQM

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 Court

date 03/02/26

photoplan



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 67        |
| (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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