



Station Road, Penge

Offers In Excess Of £425,000



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Property Summary

PropertyWorld is delighted to present this stunning two double bedroom ground floor conversion with a private south-facing garden enjoying sun throughout the day, ideally positioned directly opposite Penge East Station.

The property is offered in excellent condition throughout, having been recently repainted with neutral décor and new carpet laid to the front bedroom. Double glazing runs throughout the entire property, and a new boiler was installed in 2022, benefitting from an extended 10-year guarantee, offering real peace of mind.

You enter into a welcoming hallway with excellent built-in storage, showing how thoughtfully the space has been utilised. To the front sits the first of two generous double bedrooms, finished in calm, neutral tones. The second double is located next to the first with a large window flooding the room with light. The bathroom has been recently replaced and features a clean, contemporary three-piece suite, partly tiled and finished to a modern standard.

The kitchen has also been recently replaced and is fitted with sleek handleless white units, an electric oven and hob, and space for a washing machine — modern, practical and stylish. Access to the garden is via a door in the well proportioned, welcoming reception room.

Outside, the low-maintenance, hard-landscaped garden is a real standout. South facing and enjoying sun all day, it offers ample space for a dining table and seating area, making it perfect for entertaining or relaxing.

Further benefits include a share of freehold and an exceptionally long lease of 981 years.

Location wise, this property is hard to beat — directly opposite Penge East Station, a short walk to Penge West, excellent transport links into central London, and moments from Penge High Street with its coffee shops, gastropubs, community restaurants and nearby green spaces, including the iconic Crystal Palace Park.

An ideal first-time purchase and a truly delightful home — viewing is highly recommended.

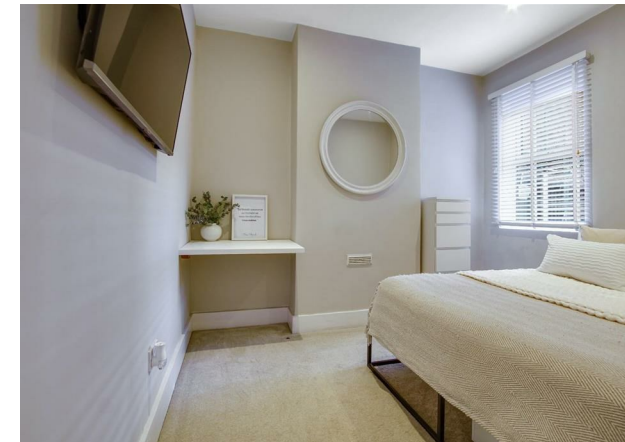
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

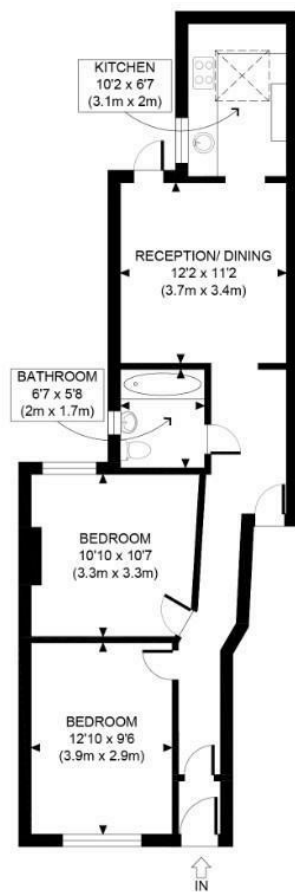
- Two Bedroom Ground Floor Period Apartment
- Both bedrooms are doubles
- Private rear garden (direct access)
- Share of Freehold and Long Lease
- Stunning condition
- Contemporary bathroom
- Modern fitted kitchen
- Sought after location
- Epc rated D
- Council Tax Band B

Our Vendor Loves...

"As professionals we love the daily commute into work due to being city workers. Door to door for us both it takes approx. 45 minutes. We will miss the local area as we have enjoyed many walks during the day to Crystal Palace Park, as well as spent many a time in cute coffee shops and great local and commercial restaurants. We would say our living room and garden are the parts of the property that we love the most. The living room is super cosy all year round especially with a nice lamp and a few candles. The garden gets the sun all day, so it is the perfect spot for making the most of the nice weather. We have also enjoyed many evening BBQs. We would also say that even though we are opposite the station the area is very quiet especially at night. This has been an amazing first home for us and we are ready for our next chapter."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 620 SQ FT



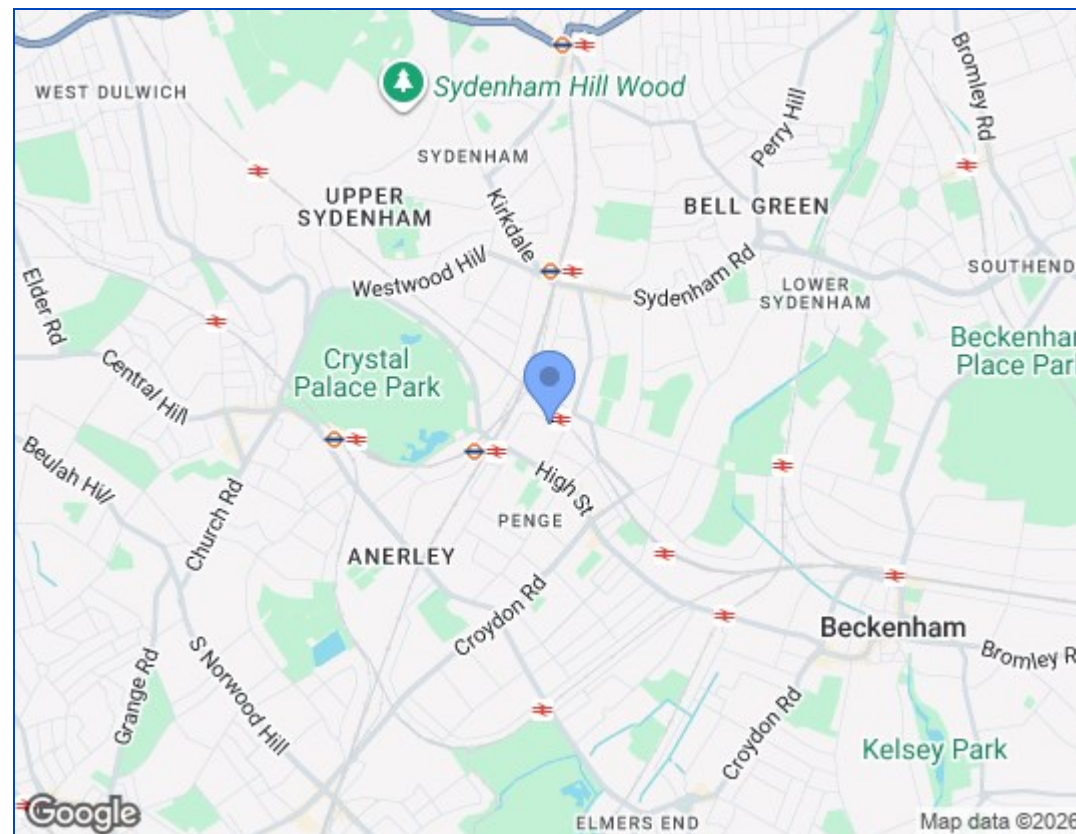
APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT / 58 SQM

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

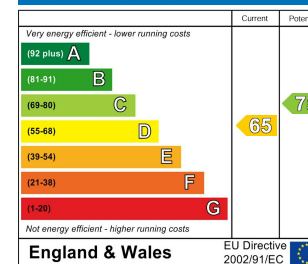
Station road

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

