



High Street, Penge

Offers In Excess Of £250,000



Property Summary

Propertyworld is proud to offer this fabulous CHAIN FREE one bedroom conversion flat to the sales market. As the vendors chosen agent, we are pleased to manage this exciting opportunity. The property is a first time buyers dream and an affordable entry point into the London property market. Spacious, with generous room sizes, the property is flooded in natural light and benefits from beautifully proportioned accommodation throughout. Located above commercial premises on Penge High Street, the property is conveniently positioned for all local amenities, shops, cafes and restaurants, as well as having easy access to both Penge West and Penge East mainline stations. CRYSTAL PALACE PARK is literally a five mins walk away. The accommodation is beautifully presented and includes: there is a beautiful lounge with high ceilings, gorgeous woods floors, neutral decor and 2 large double glazed windows. The galley kitchen is modern and fitted, with an extensive range of high spec wall and base units, beautiful oak worktop, integrated appliances, hob and oven, plus gorgeous wood floor and tiled splashback. .The double bedroom includes a wood floor, neutral decor and built in wardrobe. The bathroom is modern with a three piece suite, tiled walls and shower over bath. An attractive, spacious yet affordable property. EPC rating is C, council tax is B. Call Propertyworld on 0208 659 1005 to be the first to view.

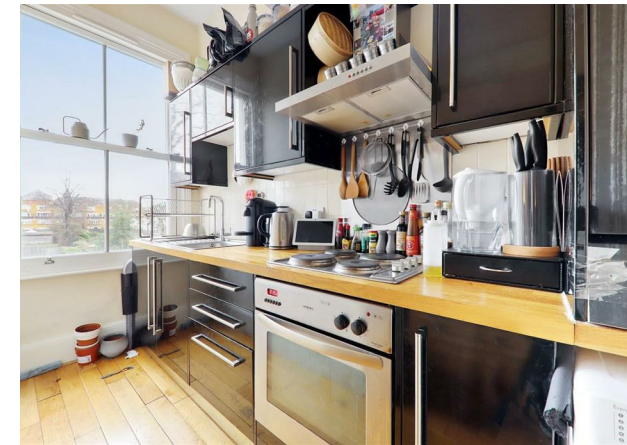
Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

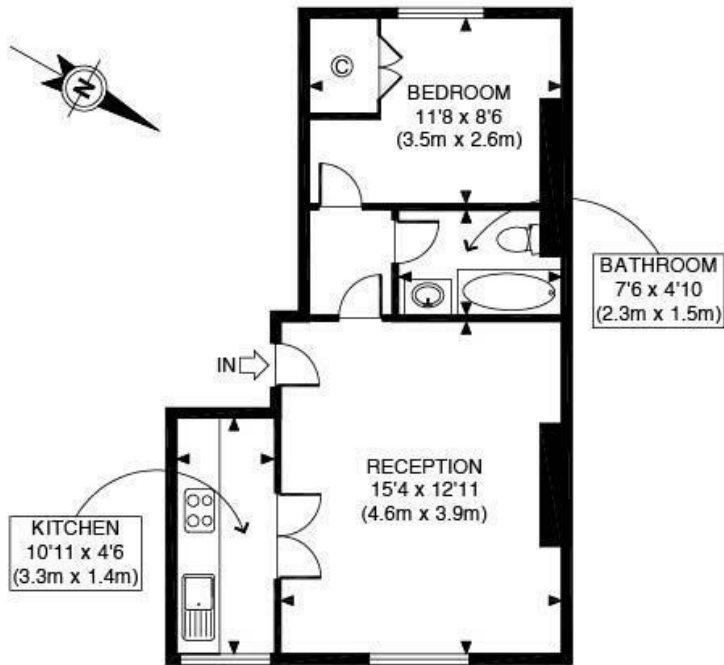
- One bedroom flat
- Purpose built property
- Modern and spacious
- Fabulous location
- Excellent condition
- CHAIN FREE
- Ideal first time buy
- Flooded in light
- EPC rating is C
- Council tax is B

Our Vendor Loves...

The flat was a first time buy for me and a happy happy home. I loved the location and modern feel, the light and general vibe. Its good size, really convenient for lots of shops and Crystal Palace Park is just up the road. The apartment is in a convenient commuter location with rail and London overground train routes to London Bridge, Blackfriars and Victoria."



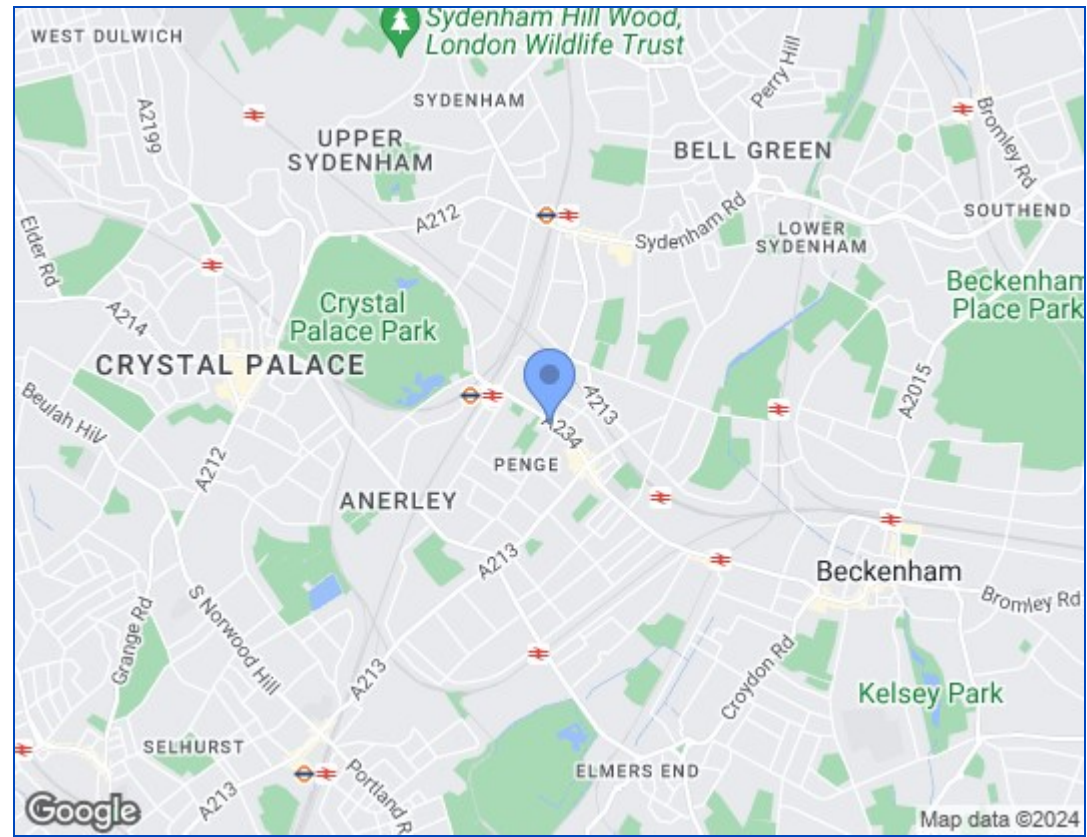




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 409 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQ M
Ref: - 200224 Copyright **photoplan**

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 74 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

