



Montrave Road, Penge

Asking Price £875,000



4



2



1



D



Property Summary

Propertyworld is proud to bring to market this stunning four-bedroom, two bathroom, family home in the highly desirable Montrave Road in Penge. Packed with period features and detailing, and married with attractive contemporary touches, the house oozes appeal, both externally and internally.

The accommodation is arranged over three floors, and benefits from an abundance of natural light.

On the ground floor there is a sumptuous double reception, boasting an original fireplace, and stripped wooden flooring. There is recessed shelving and storage either side of the fireplace which provide ample storage and completes the look. There is room to house a dining table although the kitchen diner to the rear offers further dining options. The garden is south facing, mainly hard landscaped, and is the ideal space for entertaining and relaxation.

Upstairs on the first floor there are three bedrooms, several of which have original fireplaces. The main bathroom features a sumptuous roll top bath in keeping with the age of the property. On the second floor there is a fourth bedroom and a gorgeous wet room, W/c.

Montrave Road is one of the finest locations in SE20. An attractive strip of handsome Victorian houses on a no through road, close to Penge East station and Penge High Street. You have an array of destination restaurants and gastropubs along with a wide range of independent shops and established chains. The award-winning Crystal Palace Park is a stone's throw away, as well as several other train stations and good schools.

This is a special house and one that will attract huge interest!

Penge Sales
020 8659 1005
www.propertyworlduk.net

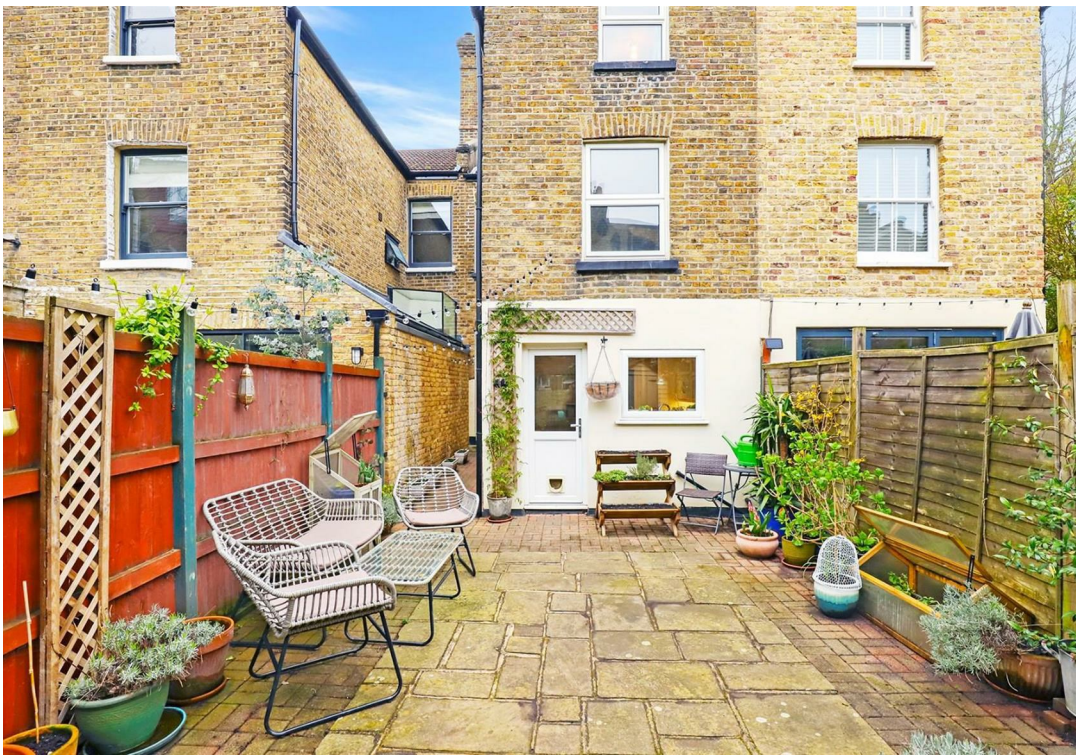
Property Summary

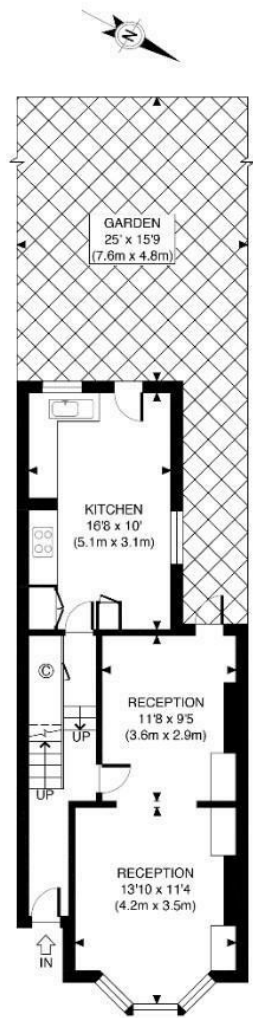
- Four bedroom house
- Period Property
- Two bathrooms
- Sought after location
- Rarely available to market
- Cul-de-sac location
- Spacious accommodation throughout
- SOUTH facing rear garden
- Epc rating C
- Council Tax Band D

Our Vendor Loves...

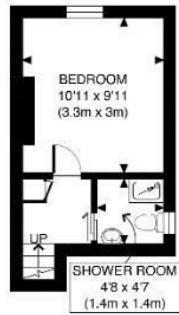
Having made the decision to move 'up north' we are going to miss our community here. The street, our neighbours and the extended branches we have established throughout Penge have been not only a support but also a great source of delight when planning guerilla gardening, looking at schools and nurseries or hosting another street party. With new local amenities arriving each month (to the already solid base of Penge High Street) it's a lovely area to socialise and explore. It's perfectly placed to access central London both night and day, with Overground, National Rail and Night bus services on the doorstep.



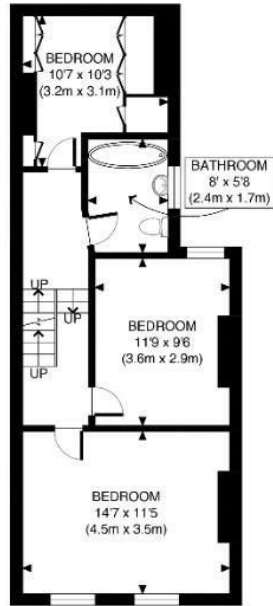




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 515 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 163 SQ FT



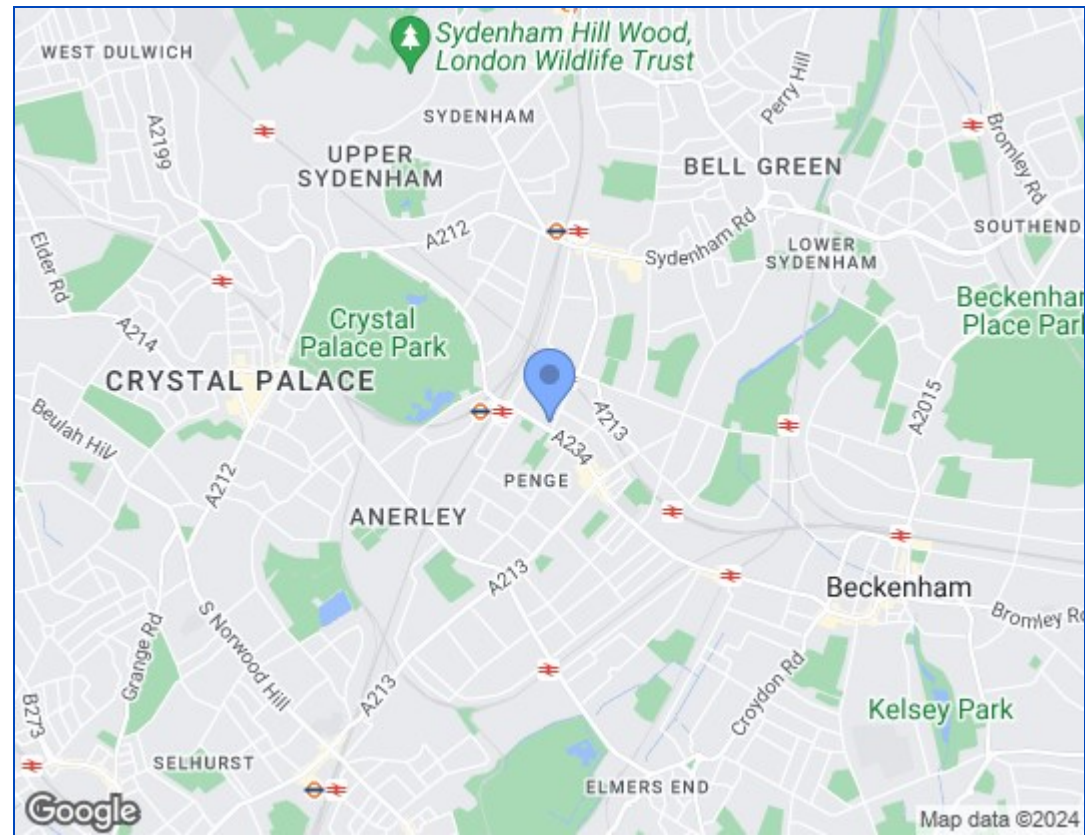
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 519 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1197 SQ FT / 111 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

Montrave Road

call 12/03/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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.

