



Royston Road, Penge

Offers In Excess Of £400,000



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C

Property Summary

Propertyworld's is pleased to offer this fabulous TWO DOUBLE BEDROOM, first floor, VICTORIAN CONVERSION apartment to the sales market. Lovingly modernised by the current Vendor, the property is offered in excellent condition throughout, providing generous sized rooms with plenty of natural light flooding in. Best of all, the property comes with AN EXCLUSIVE, CONVERTIBLE LOFT and NO ONWARD CHAIN! Situated within a residential one-way street and is ideally located for all local amenities including transport links readily available at KENT HOUSE AND CLOCKHOUSE RAIL STATION. The accommodation provides, as follows: An almost 18ft lounge - big enough to accommodate table and chairs for dining, as well as the usual sofa's and arm chairs. Fitted wood floors period picture rail, high ceilings. Modern fitted kitchen with ample space for a full height fridge freezer and fitted oven and hob. Two genuine double bedrooms - both set to the rear of the building and a modern bathroom with three piece suite and shower. Large loft for storage or the potential of development (subject to planning permission etc). This property also comes with a Share of freehold and underlined EXTENDED LEASE TERM.

Penge Sales
020 8659 1005
www.propertyworlduk.net

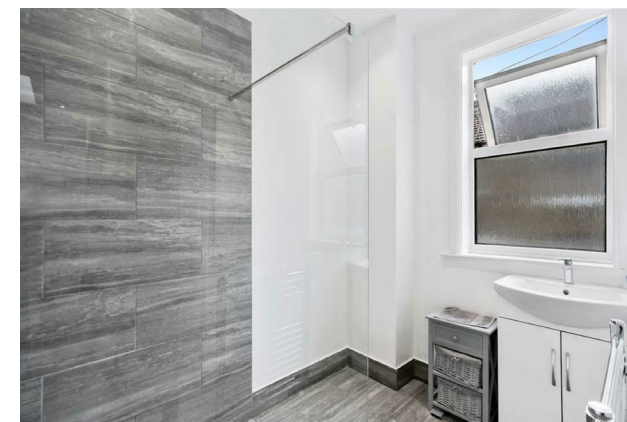
Property Summary

- TWO DOUBLE BEDROOMS
- Period Conversion
- Spacious rooms
- First floor accommodation
- 17.11ft LOUNGE
- New Double glazed windows
- Shared Freehold
- NO ONWARD CHAIN
- Epc rating C
- Council tax band C

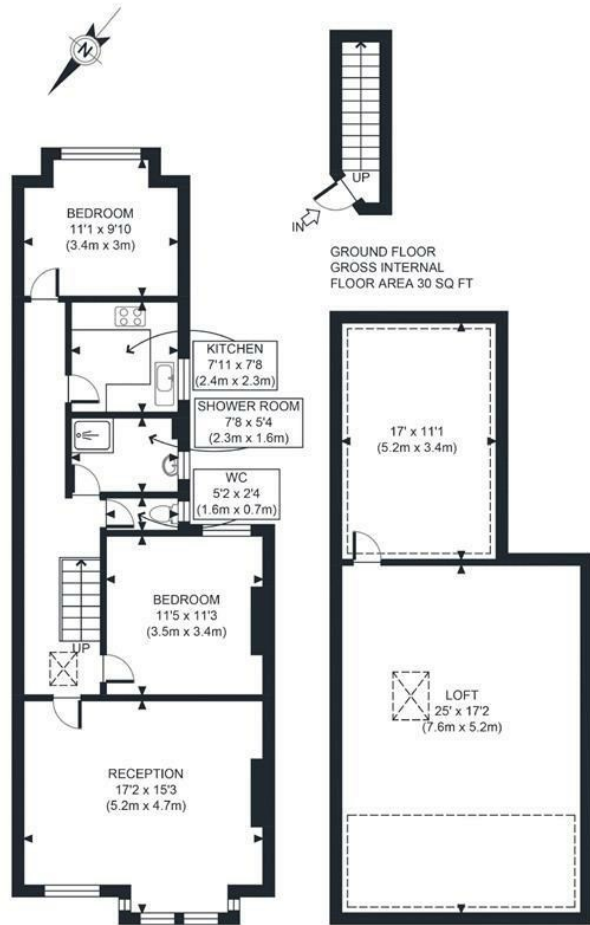
Our Vendor Loves...

Our Vendor loves.....

"I will miss the sunshine beaming through the many large windows, the spacious rooms and high ceilings, the tree lined, quiet one way street, the fantastic neighbours and positive energy of this bright and modern flat. As I move on, I will always remember Royston Road with love, warmth and fond memories".







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 30 SQ FT

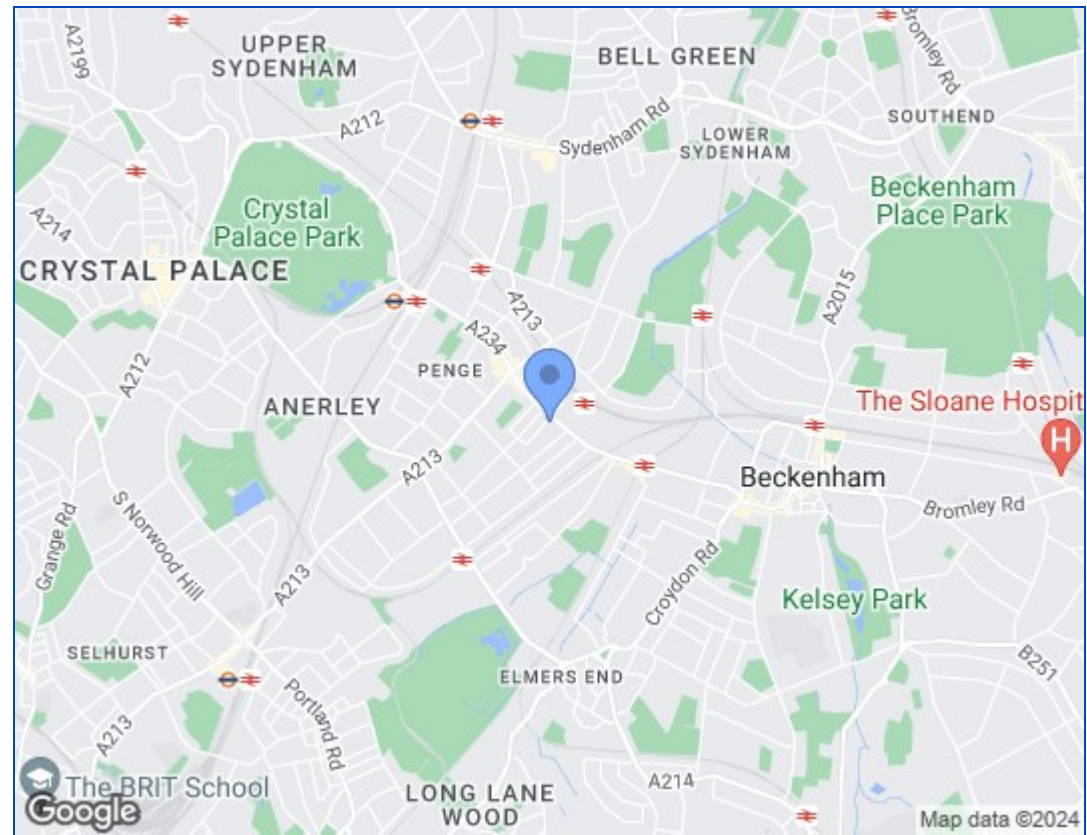
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 736 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT / 71 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

Royston Rd

date: 24/02/22



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.

