



## High Street, Penge

Guide Price £240,000



## Property Summary

Guide Price: £240,000 - £250,000

Propertyworld is proud to offer this fabulous CHAIN FREE & STAMP DUTY EXEPT\*\* 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. The accommodation is over 620 sq ft and the details are: the centre piece of this stunning flat is the generous open plan kitchen / diner / lounge which offers a comfortable and spacious space ideal for modern living. Flooded in light and with separate spaces for cooking, dining and relaxing - the kitchen is fully equipped with a range of wall and high gloss white base units, integrated hob and oven, plus high spec laminate flooring, tongue and groove feature wall and two double glazed windows. The bedroom is a genuine double with a wood floor, neutral decor and lots of light, the newly upgraded bathroom is stunning and includes a walk in shower with fully tiled walls and two piece suite.

An attractive, spacious yet affordable property . EPC rating is D, council tax is B. Call Propertyworld on 0208 659 1005 to be the first to view. Please note: Annual ground rent is £300 and annual service charges are £500.

(\*\* for first time buyers)

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

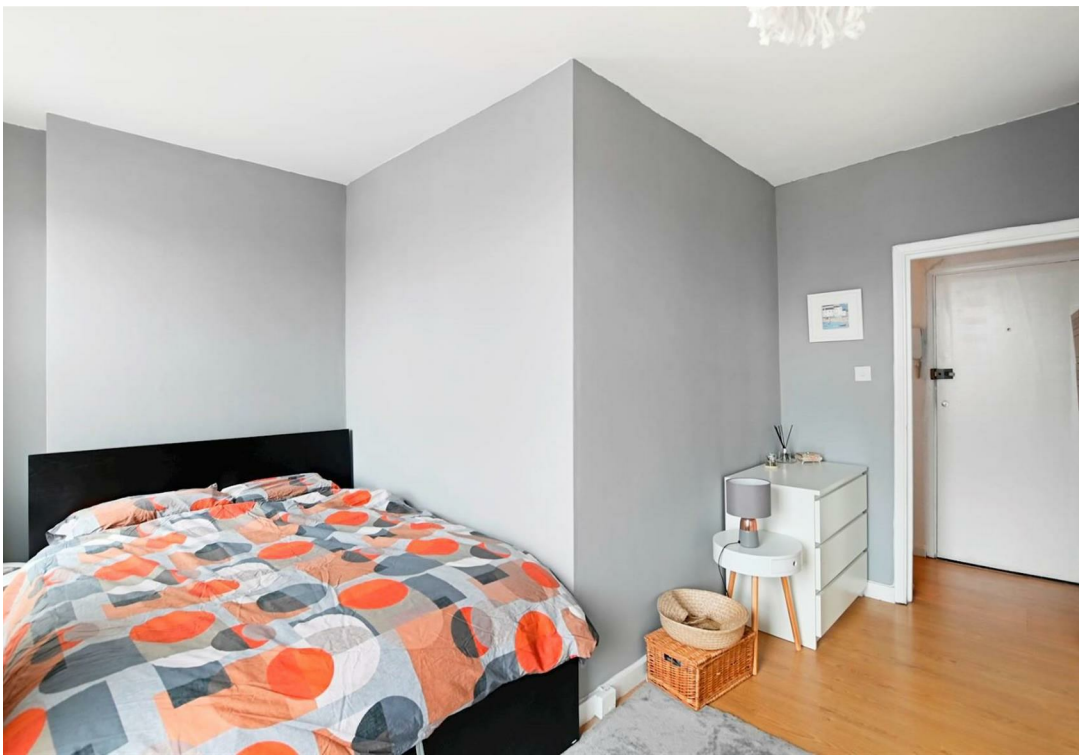
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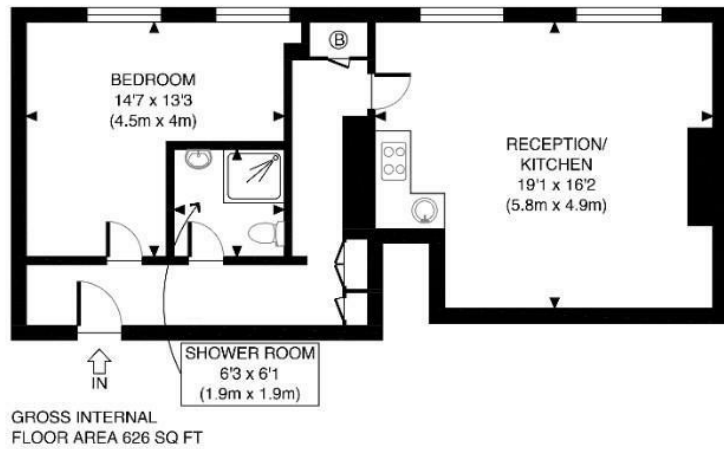
- One bedroom flat
- CHAIN FREE
- Fabulous open plan layout
- Flooded in light
- Ideal first time buy
- Excellent location
- Modern kitchen and bathroom
- EPC rating is D
- Council tax is B
- NO STAMP DUTY for 1st time buyers

## Our Vendor Loves...

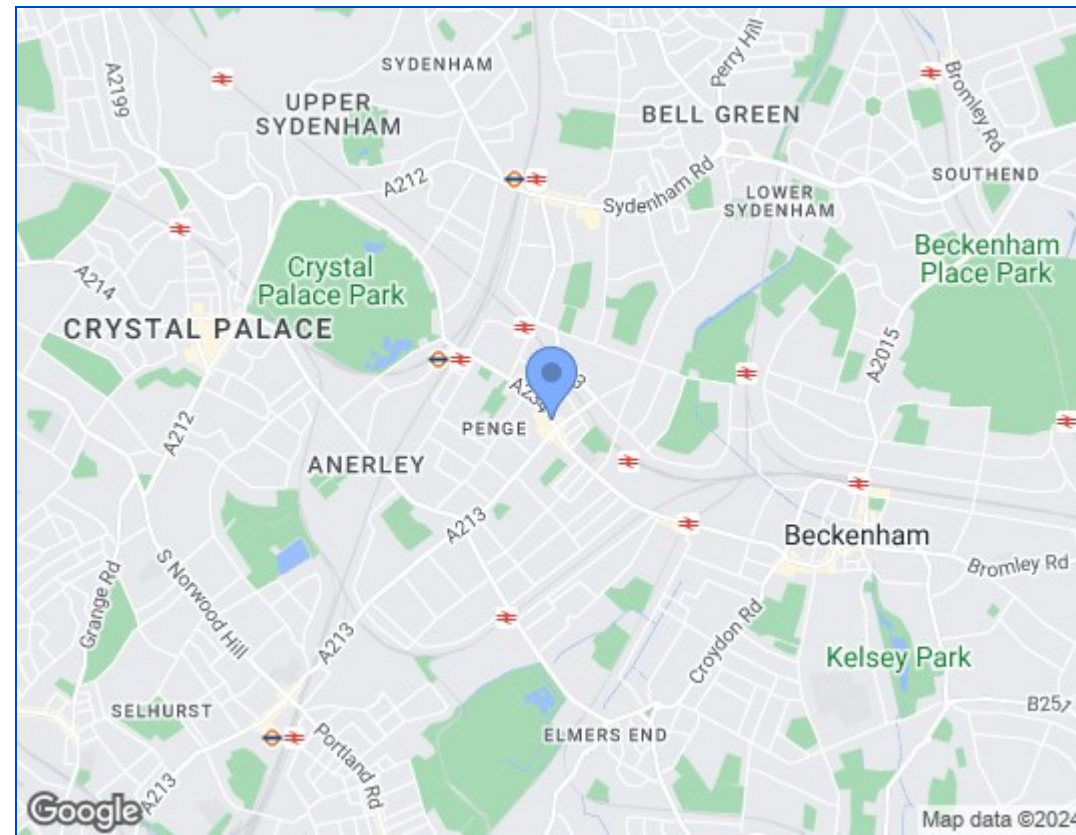
“My favourite part of the 58m2 large one bed flat is the open-plan living area which gets a lot of light. This is a lovey space to relax in and socialise with friends. This spacious flat is a great option for a professional couple and/or first time buyers. The wide range of transport links and the good selection of local pubs, cafes and amenities make it a great area to live. The area is continually being regenerated with a large selection of amenities now available. It has been a great home for me and hope it is for you too”.







APPROX. GROSS INTERNAL FLOOR AREA 626 SQ FT / 58 SQM	High street
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	date 08/02/24
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(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.

