



**Avenue Road, London**

Offers Over £250,000





## Property Summary

Propertyworld is delighted to present this spacious, two double bedroom, flat in the ever popular Deverill Court development in Penge. Offered with a SHARE OF FREEHOLD, and NO ONWARD CHAIN, this is a first-time buyers dream. Located on the 9th floor, not only does the apartment benefit from huge amounts of natural light, it is also blessed with incredible panoramic views across London.

The accommodation is incredibly bright and airy with an abundance of natural light. The focal point of the property is the huge open plan reception / kitchen which is almost 24 ft long by 20ft at the widest. There are two large bedrooms, both are generous doubles, albeit one is marginally larger, and both come with integrated storage. The bathroom has a walk in shower and a separate W.C.

Located in the heart of Penge, the property is ideally positioned for FIVE mainline stations, buses, trams, and all local amenities including restaurants, gastropubs, cafes and independent shops. Additional benefits include a communal laundry room, entry phone system, and an OFF STREET SHELTERED PARKING PORT accessed via electronic gates plus on site caretaker!

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

## Property Summary

- Two bedroom flat
- Vacant possession and no chain
- Outstanding views
- Double gazed throughout
- Goregeous communal garden
- Spacious and light
- BBQ area Private parking
- Close to transport and local amenities
- EPC C
- Council Tax C

## Our Vendor Loves...

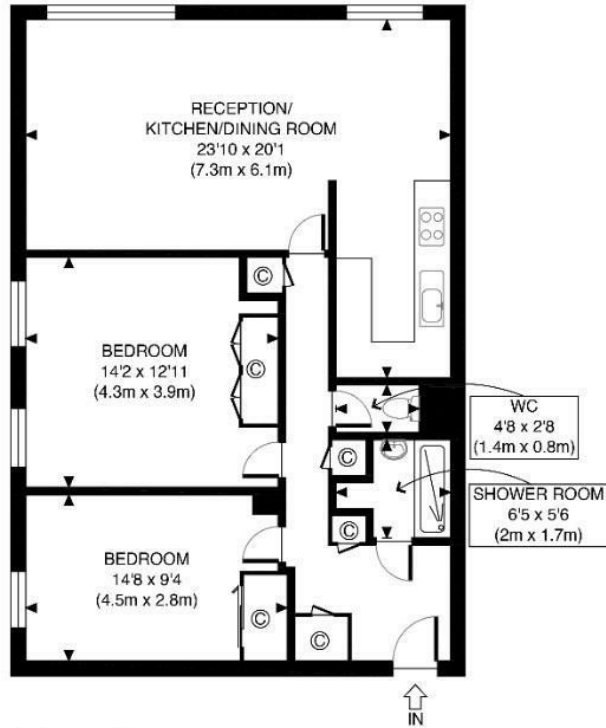
"This has been a much loved home for many years. Circumstances now mean we need to sell but we are sure the new owner will love it as much as we have."











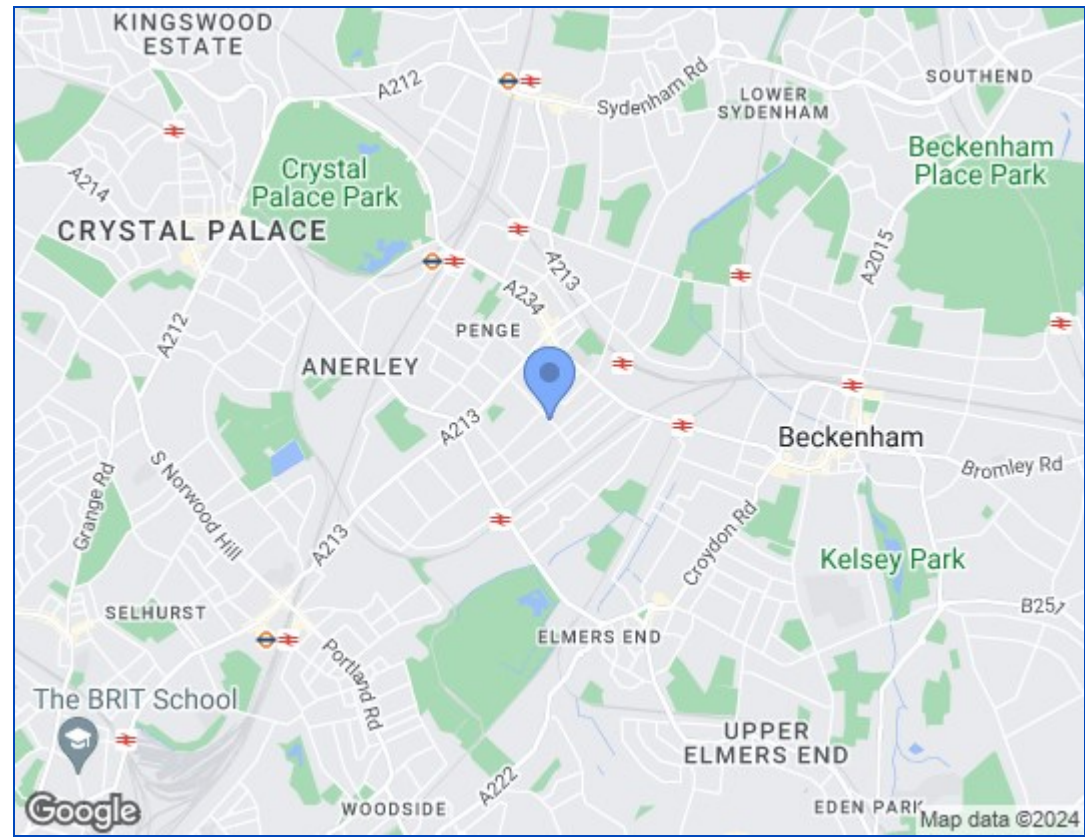
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 858 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 858 SQ FT / 80 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

Deverill Court

date 20/06/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(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.

