



**Melvin Road, Penge**

Price Guide £475,000



## Property Summary

Price Guide £475,000 - £500,000

Propertyworld presents this stunning two bedroom, ground floor flat, which has been extended and includes a gorgeous PRIVATE GARDEN.

Benefiting from SHARE OF FREEHOLD, this immaculate and high spec property was originally part of a new development. Situated within one of the most sought after locations of SE20, the property is close to Penge High Street, with its array of independent shops, restaurants, cafes and gastro pubs. The award-winning Crystal Palace Park is also just a short stroll away - as are several stations, including Penge East and West providing fast regular services into central London and beyond.

Flooded in light, the centre piece of this gorgeous property is the open plan kitchen / lounge space to rear which seamlessly blends a contemporary design and finish, to create a show stopping living space, ideal for modern living. The property details include; two bedrooms - both beautifully presented with neutral decor, fitted wood floors and stylish vertical column radiators, a stunning bathroom with a modern roll top bath to centre, separate walk in shower, two piece suite, plus tiled floor and spotlights, and to rear an open-plan kitchen and lounge which includes an extensive range of high gloss wall and base units, integrated appliances, quartz worktop, spotlights and an oak floor, leading to a generous living space with beautiful bi-fold doors opening out into a west facing garden. The garden has been beautifully landscaped to include a large patio laid to stone leading to a raised area laid to lawn.

With NO ONWARD CHAIN, we believe this is a must see, must have property!

Penge Sales

020 8659 1005

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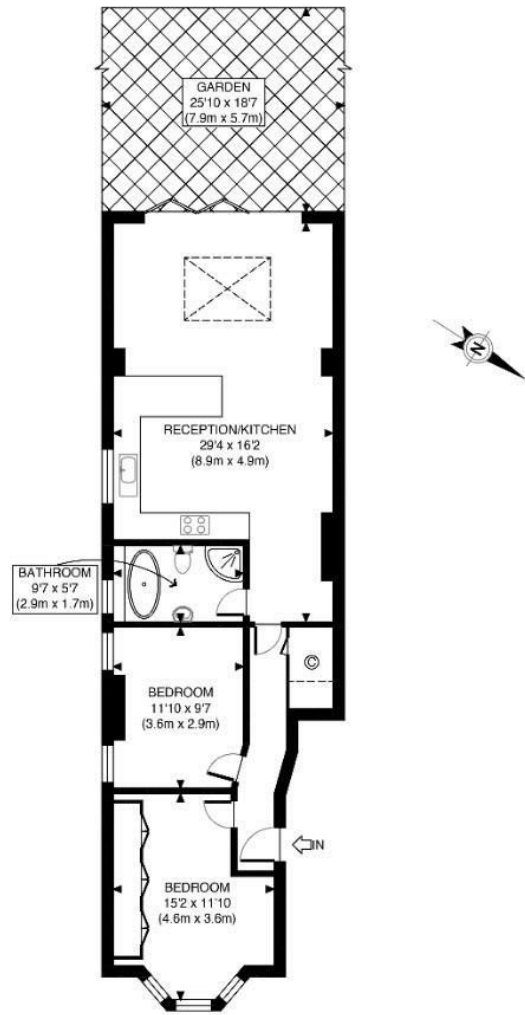
- Two Double Bedrooms
- Converted Apartment
- Landscaped private rear garden
- Extended to rear
- Stunning open plan living space
- SHARE OF FREEHOLD
- Modern high spec finish
- No onward Chain
- Council Tax Band D
- Epc rated C

## Our Vendor Loves...

This is an amazing flat, so much light and so much space! The garden has been great over the Summer months and the bi fold doors just made the room inside almost part of the garden. Neighbours are lovely and we will be sad to be going

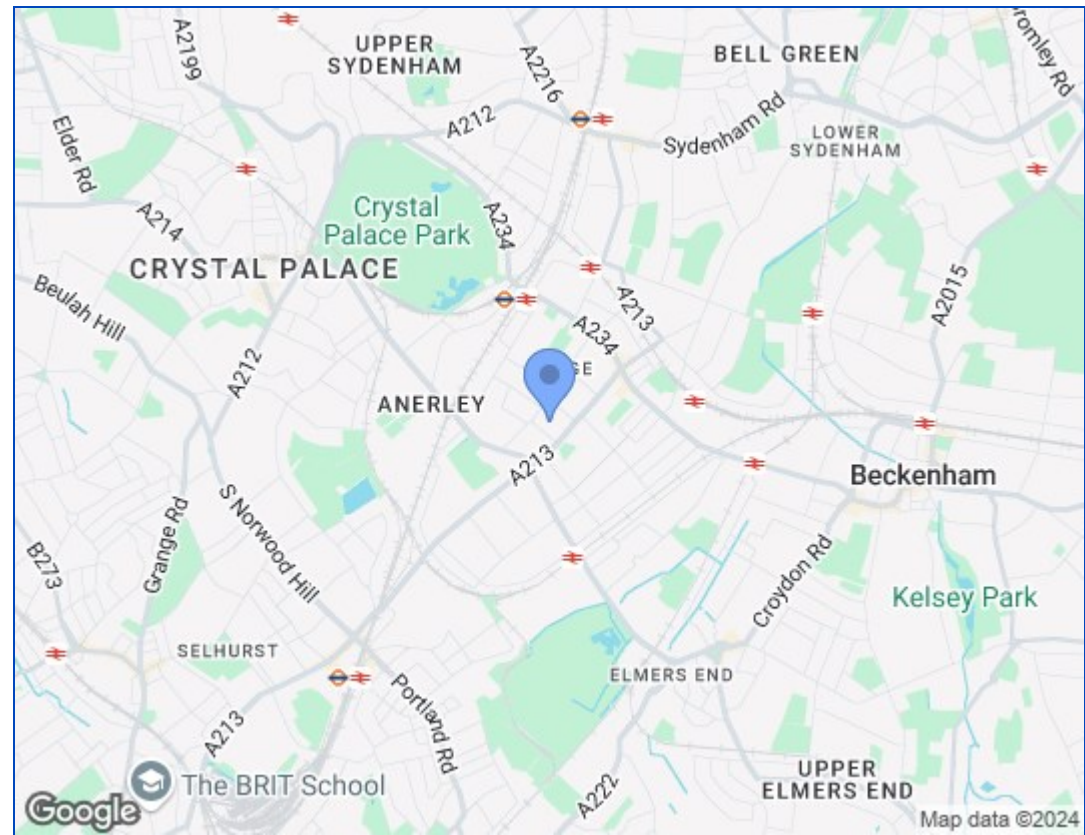






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 819 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQM	Melvin Road
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: 05/07/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

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