



## Avenue Road, Penge

Offers In Excess Of £200,000



## Property Summary

Propertyworld is proud to offer a gorgeous one apartment, with STUNNING PANORAMIC VIEWS from every aspect! The current Vendors have lovingly modernised and RE-FURBISHED the property, thus creating a modern home - ready for immediate residence. Sitting on the very top floor, the property comes with a SHARE OF FREEHOLD allowing residents to run the management of the property under order. The vast gardens are beautifully tendered with lots of random spots to sit and enjoy the tranquil atmosphere. However, if that's not enough, then check out the roof terrace and relish in some of the most AMAZING PANORAMIC VIEWS around. Located in the heart of Penge, the property is ideally positioned for FIVE mainline stations, buses, trams and all local amenities. Additional benefits include a communal laundry room, entry phone system, and an OFF STREET SHELTERED PARKING PORT accessed via electronic gates Inside the accommodation provides as follows:: Spacious lounge leading into a beautifully presented, re-fitted - 'all mod cons' kitchen, with a range of glossy re-fitted cupboards and integrated appliances, including a much appreciated dishwasher and a large aspect window. A nice bright and airy bedroom with a Upvc double glazed tilt and turn windows (as per most of the rooms) The storage throughout this super flat is incredible with lots and lots of cupboard space. Re-fitted bathroom and W/c, which is separate. Another big benefit of this property is that there is NO ONWARD CHAIN. So don't delay - to view this property, call Propertyworld on 020 8659 1005

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

## Property Summary

- One bedroom
- Purpose built Flat
- STUNNING VIEWS
- Spacious lounge
- NO ONWARD CHAIN
- Double glazed
- Roof Terrace
- Lift Access
- Shared freehold
- Epc rated E

## Our Vendor Loves...

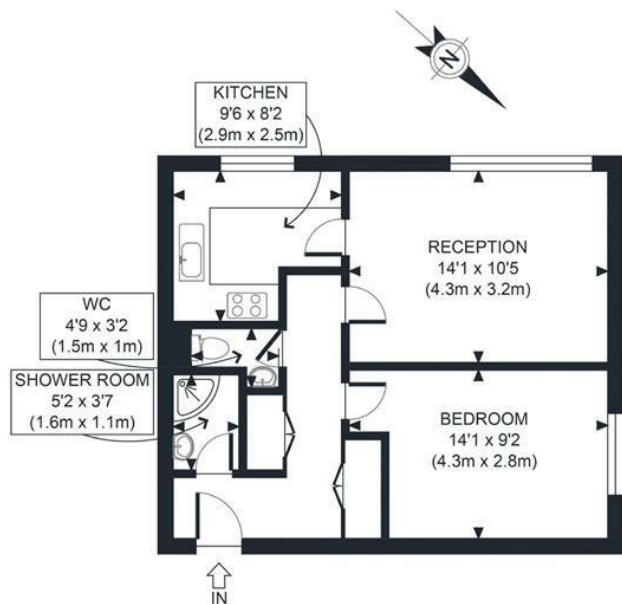
Our favourite things about this flat are the amazing views, which help the flat to feel bright and airy, the wonderful garden space and the sense of community within the building. We have lived in the area for several years and love the local cafes, shops and parks which are all a short walk away, the excellent transport links into London are also a real bonus.





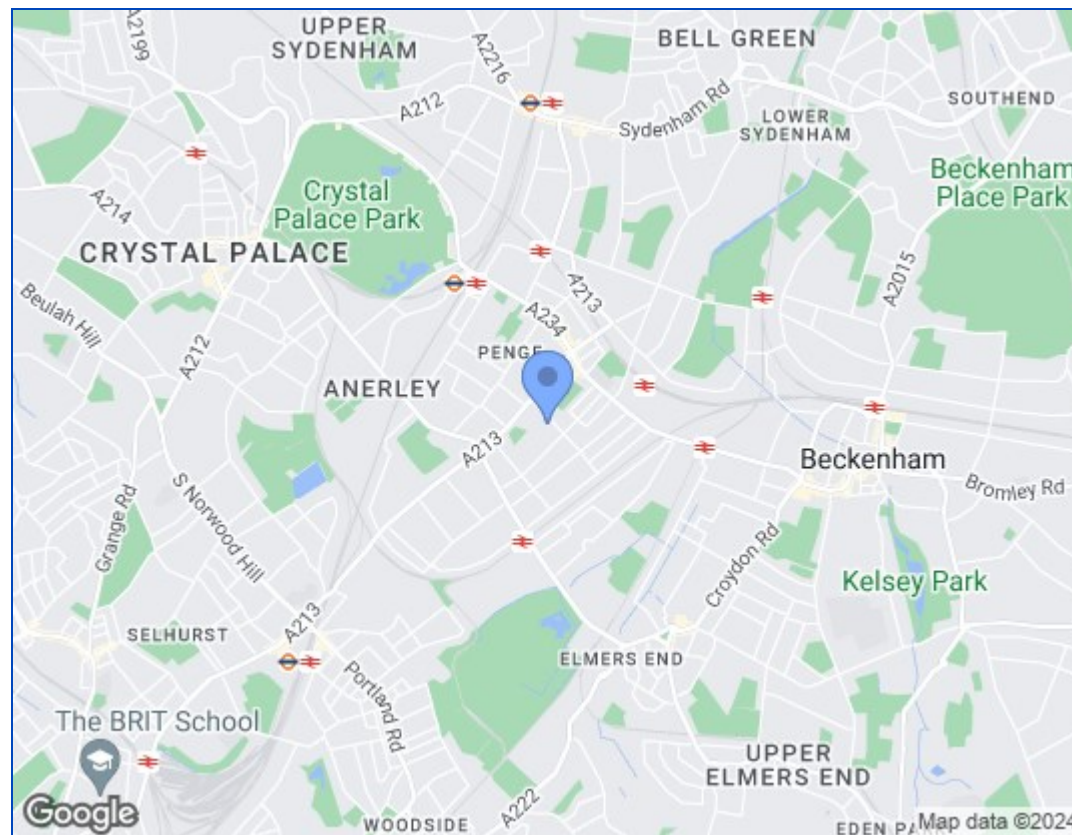






ELEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 437 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 437 SQ FT / 41 SQM	Deverill Court
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: 15/09/21



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		44	
(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.

