



Mosslea Road, Penge

Price Guide £300,000



Property Summary

GUIDE PRICE £300,000 - £320,000

Propertyworld is proud to present this delightful second floor Victorian conversion, lovingly upgraded by the current owners to seamlessly combine timeless character with contemporary comforts. Situated on the sought-after Mosslea Road in Penge, the property is ideally positioned to enjoy the many highlights Penge has to offer.

The accommodation is spacious, airy and impeccably finished throughout. The shaker-style kitchen, complete with elegant wood worktops and thoughtfully designed cabinetry is perfect for cooking enthusiasts and casual diners alike.

The luxurious bathroom suite is a true highlight, featuring a stunning walk-in shower, and contemporary fittings. Every detail has been carefully considered to create a space that is both stylish and practical.

Double-glazed sash windows throughout not only enhance energy efficiency but also retain the property's classic Victorian charm.

The property also benefits from a long lease recently extended and currently with 138 years, offering peace of mind and lasting value.

Nestled on a peaceful, tree-lined street, the property enjoys proximity to Penge's excellent transport links, green spaces including the iconic Crystal Palace Park, and an array of vibrant local amenities. This property is perfect for first-time buyers, or anyone seeking a stylish, fully renovated new home.

Call Propertyworld to find out more.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

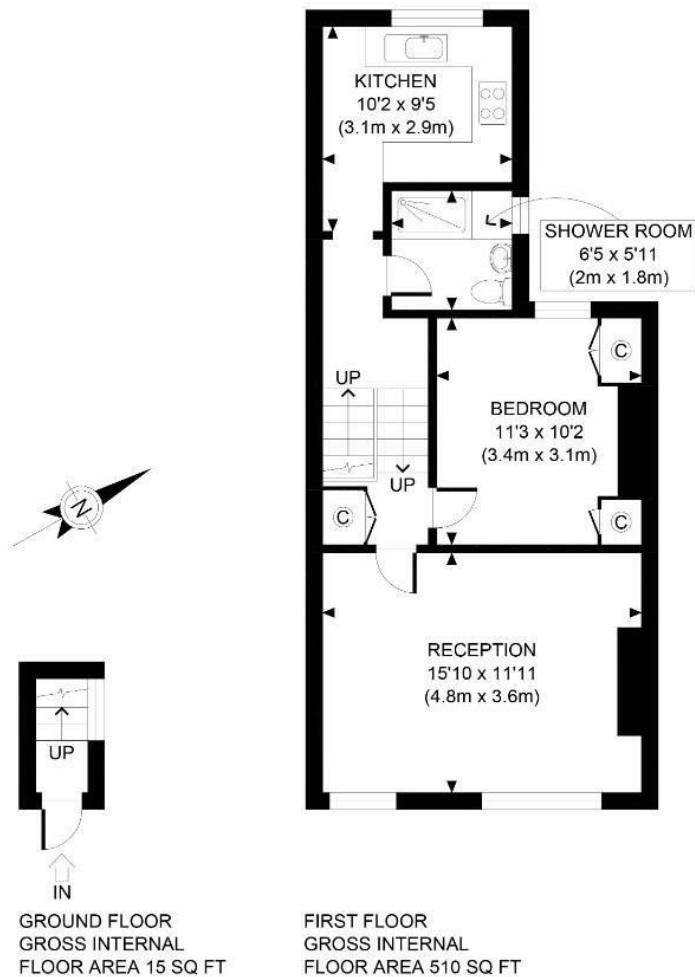
- One bedroom second floor flat
- Victorian conversion
- Recently renovated by current owners
- Extended lease - currently 138 years
- No service charges
- Stunning shaker style kitchen
- Luxurious bathroom suite
- Sought after road close to transport and amenities
- Council tax band B
- EPC Rating E

Our Vendor Loves...

There are so many things that we have loved about living in our flat in Penge. The living room is flooded with light in the mornings and the uninterrupted view down Montrave Road towards St John's church offers some incredible sunrises. As both Mosslea and Montrave are no-through roads, the immediate neighbourhood is very quiet and we have spent some wonderfully sunny mornings sitting or gardening on the steps at the front of the building. Penge has a really vibrant community, with lots of independent businesses, plenty of green spaces and two transport links into central London within 10 minutes walk of the flat. The Penge East Community Centre and Garden are just at the end of Mosslea Road and have a full programme of community-oriented events throughout the year. We have such fond memories of living in this flat and will miss Penge so much when we leave. We would be delighted to pass on this flat to someone who loves it as much as we do!







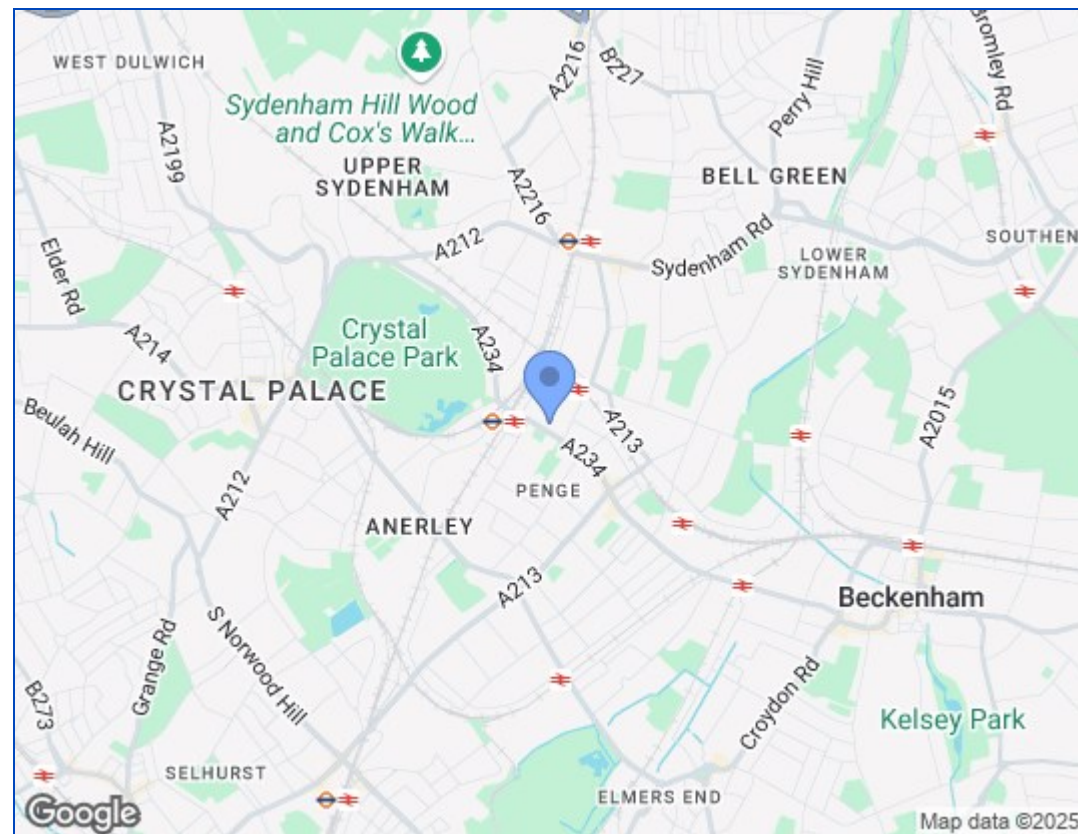
APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT / 49 SQM

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

Mosslea Road

date 05/12/24

photoplan



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