



Howard Road, Penge

Asking Price £350,000



Property Summary

Propertyworld proudly presents another TWO DOUBLE BEDROOM apartment within this much sought after purpose built, 1930's RETRO apartment to the sales market, that comes with its very own, private balcony overlooking a beautiful communal lawned rear garden.

With three Rail Stations just minutes walk away, this home has plenty to offer, including a share of freehold and great neighbours. Sitting up on the top floor, accommodation is both bright and airy. with views to both front and rear.

Highlights of the property is as follows: 15ft lounge with fitted wood floors, allowing ample space for dining, as well as lounging. There's a crisp white range of kitchen units, separate from the lounge boasting integrated oven and hob with a canopy extractor hood above, doubling back for more space for utilities like washing machine and dryer. However, best of all is the door out - onto the balcony, for a bit of immediate, private, outdoor space! And if that's not enough, there's a lush communal, lawned garden just below - which is very much enjoyed over the summer months, by all of the residence.

Both bedrooms are genuine double in size, with big windows flooding the rooms in natural light.

In the bathroom, there is a three piece suite with tiled walls and a much welcomed frosted window for ventilation and again, natural light.

Situated within the heart of Penge, this is a home definitely not to be missed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

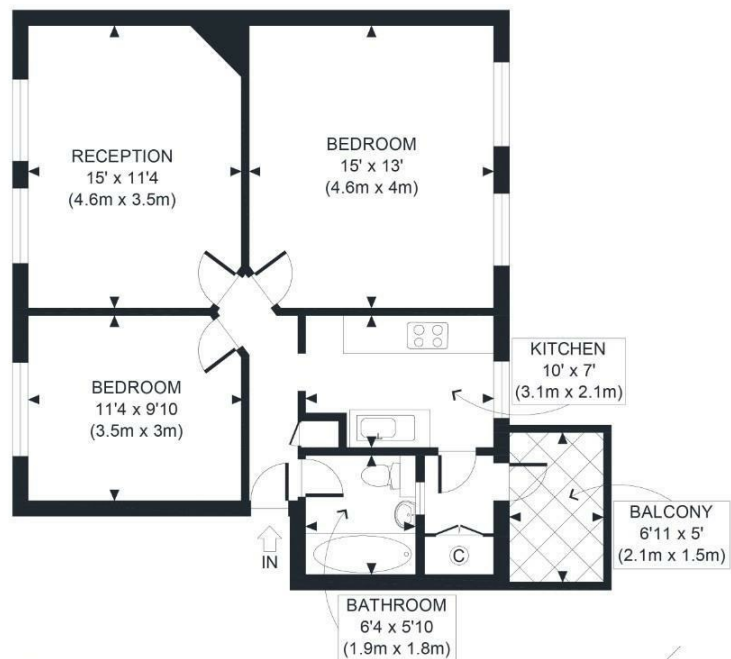
- Two DOUBLE bedrooms
- 1930's build design Purpose built Apartment
- Top floor accommodation
- Extensive communal gardens
- Balcony to rear
- Double Glazed
- Gas central heated
- Share of Freehold Tenure
- Epc rated D
- Council Tax Band C

Our Vendor Loves...

Having outgrown our home, we're going to miss the lovely community feel of our friendly block. Chatting in the garden has been fun and we've never missed a delivery! We fell in love with the flat when we saw the large rooms being flooded with light. When we were looking, we wanted to have friends and family over to stay and to host dinner parties and that is exactly what we have done. The location has been perfect: easy access to and from London 24/7; cafes, bakeries and shops on the doorstep and of course, Crystal Palace Park and market.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 664 SQ FT



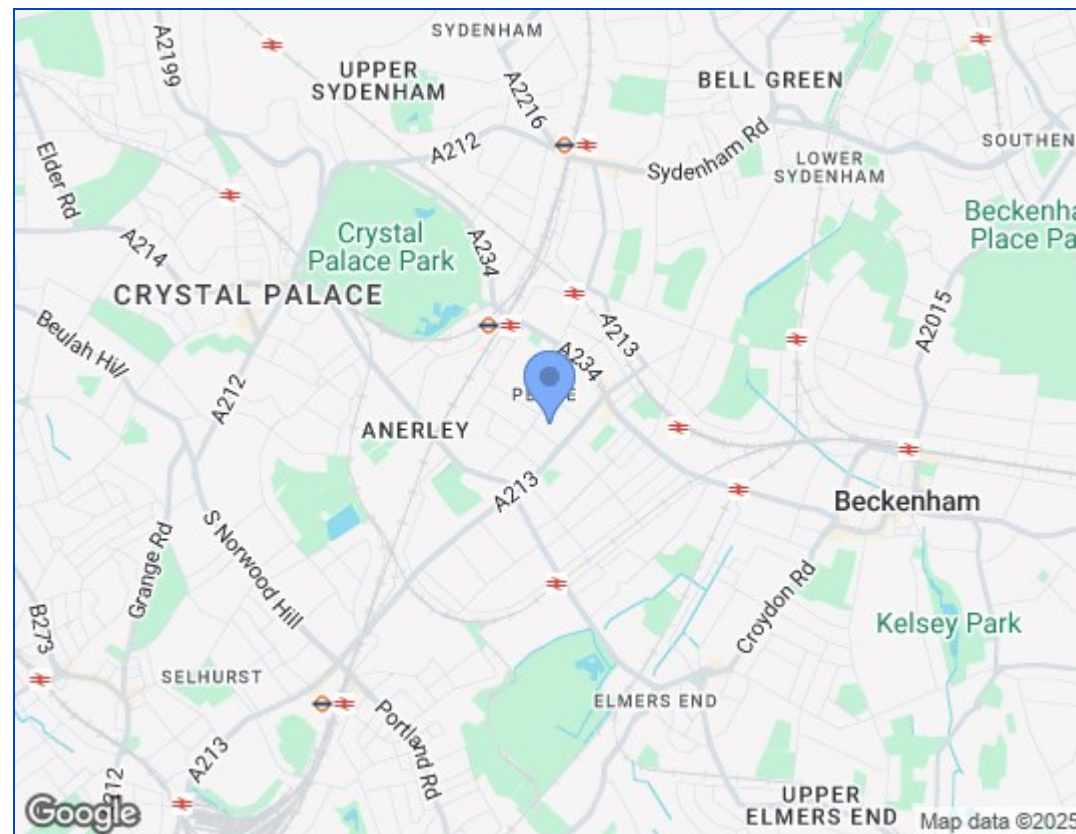
APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQM

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

Howard House

date 05/02/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

