



**Wordsworth Road, Penge**

Asking Price £280,000



## Property Summary

Propertyworld is proudly presents a well presented apartment forming part of a once grand Victorian house. Lovingly modernised. the property sits in the heart of Penge, spoilt by the choice of coffee/wine houses, cafes, independent gastropubs and excellent local restaurants. There are numerous mainline train and Overground stations within a short walk including Penge East and West providing fast regular services into London and beyond. And finally, the green spaces, including the award winning Crystal Palace Park, and the renowned 'Nursery' just a short stroll away.

The accommodation is both spacious and airy and impeccably finished throughout, especially to the bathroom, boasting an industrial vibe with contemporary fittings.

Every detail has been considered to create a space that is both stylish and practical. Flooded in natural light, the lounge flows gently into the kitchen, which comes with range of crisp white cabinets and drawers, complimented with grey granite worktops - perfect for cooking enthusiasts and casual diners alike.

Nestled in a residential 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.

The property also benefits from a long lease offering peace of mind and lasting value. Call Propertyworld to find out more.

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

## Property Summary

- One Bedroom
- Victorian Conversion
- Lower ground floor accommodation
- Well presented throughout
- Fantastic location
- Gas central heated
- No onward chain
- Leasehold Tenure
- Epc rated C
- Council Tax Band B

## Our Vendor Loves...

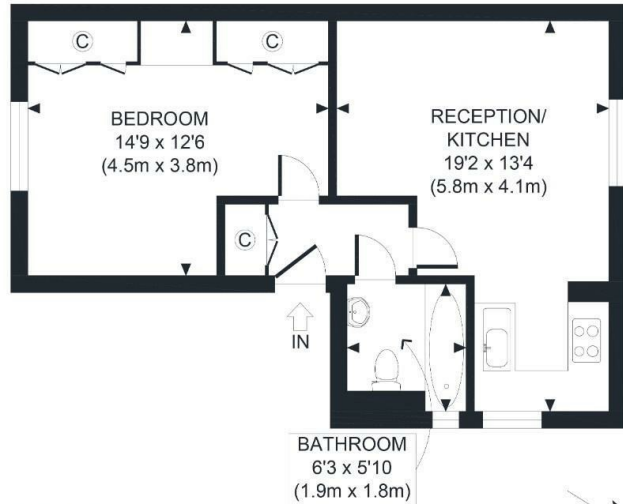
This is a great flat for commuting and having the high street without all of the noise.

The flat is lovely and bright and is ready for someone to move and maybe paint some walls to your own personal taste - if you really wanted to. The lounge and the bathroom have been my favourite rooms.









BASEMENT  
 GROSS INTERNAL  
 FLOOR AREA 442 SQ FT

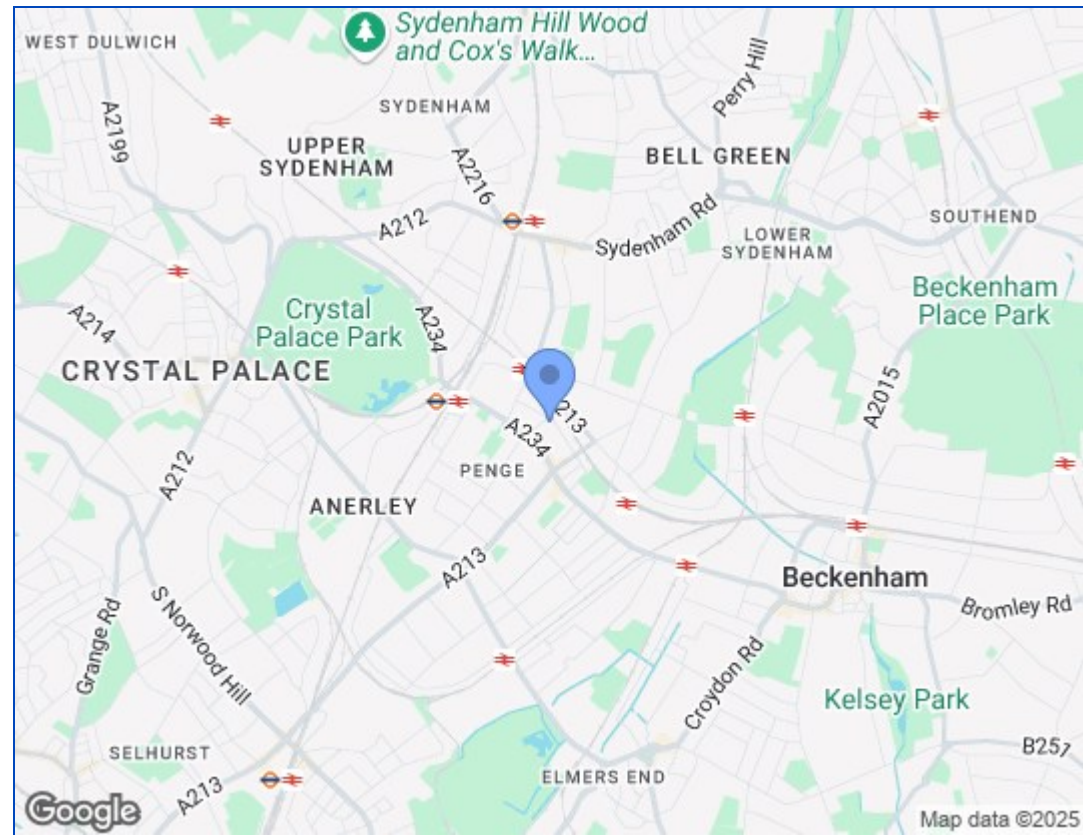
#### APPROX. GROSS INTERNAL FLOOR AREA 442 SQ FT / 41 SQM

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

Wordsworth Road

date 24/03/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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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