



Croydon Road, Penge

Asking Price £415,000



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Property Summary

Propertyworld are proudly presents what we think is a 'super funky' - 'ultra cool' apartment, boasting its very own PRIVATE ROOF TERRACE!

Forming part of a beautiful, double fronted, Victorian house, literally on the cusp high Street Penge, this allows minutes walk for all local amenities, transport links, cafes and shops. And for those looking for a real rare find, including a bit out outdoor space - then look no further!

To generalise, the details are as follows:

Steps up to a communal door, taking up to the first floor. Once inside, a hallway takes you the second bedroom on the left of the hall, as well as access into the three piece bathroom suite. a further few steps across the hall leads you into an eye-catching open plan lounge to kitchen fitted wood floors, an almost floor-to-ceiling, feature stained glass window to side, with a range of fitted kitchen cabinet in the kitchen area in front of the windows with panoramic views. The Master bedroom measures in excess of 17ft and also come with fitted storage. However what sets this property apart from any others is the ROOF TERRACE, looking out with panoramic views over Penge - with direct access from the lounge.

Boasting a shared freehold, and ready for immediate residence, this is a home, definitely not be missed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

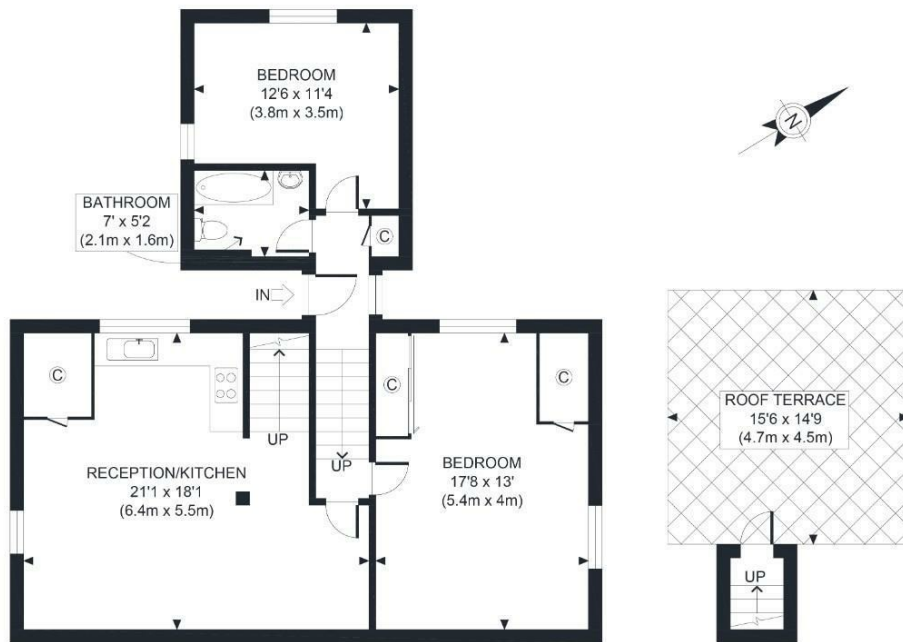
- Two Bedrooms
- Victorian Conversion
- Feature roof terrace
- Split level accommodation
- Open-plan lounge to kitchen
- Urban Trendy
- Rare find
- Shared freehold
- Council Tax Band C
- Epc rated E

Our Vendor Loves...

We love the flats bold character with its spacious split level layout. The flat is Light and bright and really comes into its own in summer. The terrace is something special, early morning coffees, sunbathing all day or sunset glasses of wine in the summer make you feel like you are on a permanent holiday, likewise the far reaching unbroken view of London gives a spectacular view of New Year's Eve fireworks.



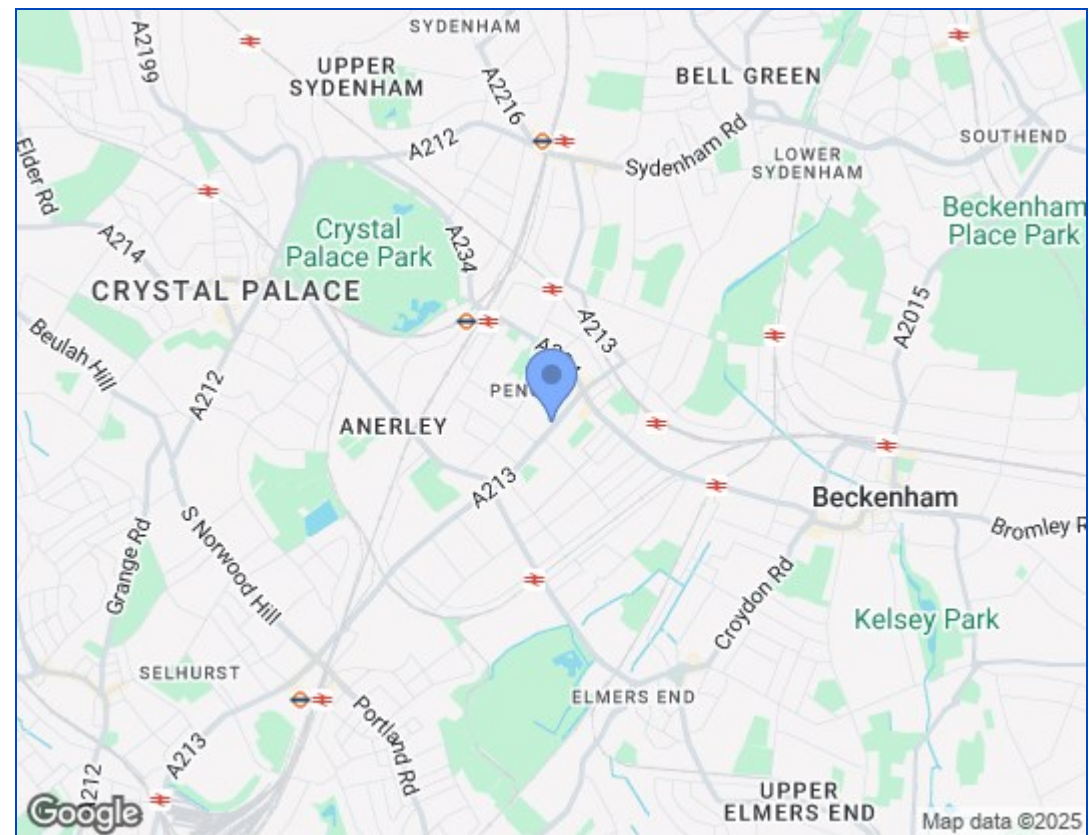




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 817 SQ FT

GROSS INTERNAL
FLOOR AREA 14 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 831 SQ FT / 77 SQM	Croydon 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 04/02/25
	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	53	64
(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.

