



**Croydon Road, Anerley**

Asking Price £300,000



2



1



1



C



## Property Summary

Propertyworld is delighted to present to the Sales market, this top floor, two bedroom apartment in ever popular Benwick Court, Penge.

The property has been refurbished throughout by the current owners, creating a beautifully presented apartment - ready for immediate residence, with no cost spared! Every aspect of the flat has been upgraded including a completely new kitchen, bathroom and flooring throughout.

Front to rear, the accommodation itself is bright and airy with an abundance of natural light. The décor is neutral throughout and is complimented by the soft neutral tones, giving the property a modern fresh feel. The Master bedroom is a generous double, with the smaller bedroom still being a larger than a usual, single room. The reception room is huge, at almost 17 feet long and very wide too, providing plenty of room to have a dining table and chairs, as well as a generous seating area to relax - not forgetting the stunning paramount views!

The kitchen comes with a range of sleek grey units with integrated integrated appliances, including a dishwasher that we all crave nowadays.

The bathroom has a brand new three-piece white suite with partly tiled walls and a fantastic wall mounted soft, touch light cabinet.

Outside, to the rear, there is a maintained lawn stretching across the width of the block, enough to catch a bit of natural air and if that's not enough, then Winsford Gardens is just next door - literally.

Benwick Court is a well-run low-rise development that has a communal garden that can be used by residents and is a short walk to Penge High Street with its wide range of neighbourhood restaurants, gastropubs and coffee shops. Transport options are plentiful with both Penge West and Penge East stations providing fast regular services into London and beyond.

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

## Property Summary

- Two Bedrooms
- Purpose built block
- Refurbished Throughout
- Large lounge with stunning views
- Gorgeous bathroom and kitchen
- No onward chain
- Gas central heated and double glazed
- Leasehold Tenure with long lease term
- Epc rated C
- Council Tax band C

## Our Vendor Loves...

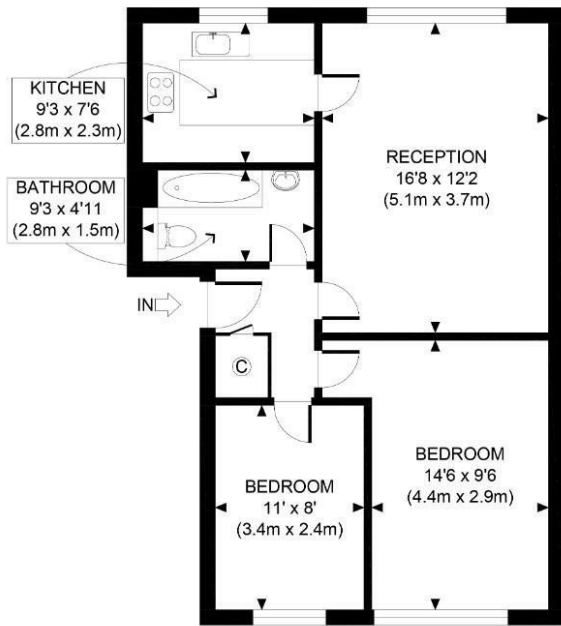
This apartment is fantastic, its bright and airy and the views from the lounge and kitchen are stunning  
 The kitchen and bathroom has been re-fitted to a really good standard - literally everything is new!  
 The block is good and well managed.











SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 616 SQ FT

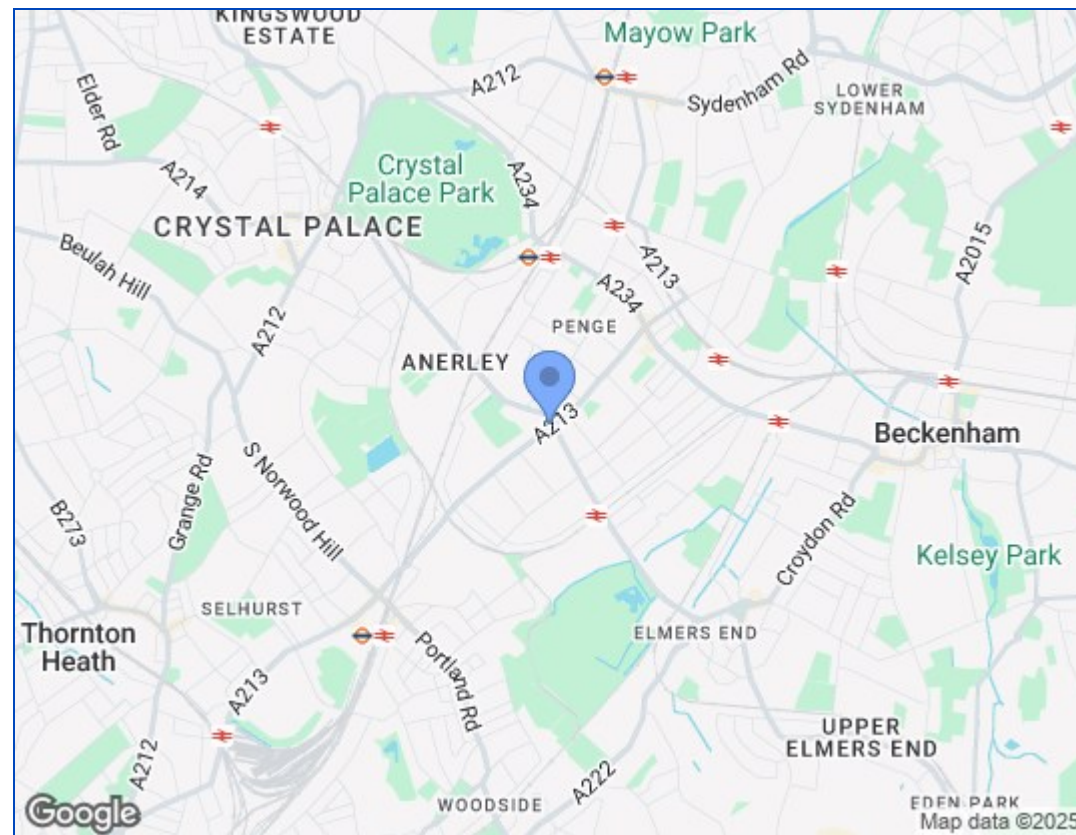
**APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT / 57 SQM**

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

benwick court

date 30/04/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

