



**Avenue Road, Penge**

Asking Price £265,000



2



1



1



C



## Property Summary

Propertyworld is delighted to present this beautifully presented two bedroom floor apartment, set within the ever-popular Avenue Court on Avenue Road, Penge. This attractive building is well managed and benefits from entry phone security and a pretty communal garden to the front. Ideally located, the property is within walking distance of several mainline stations — including Kent House, Penge East and Penge West — providing easy access into Central London and beyond. Penge High Street, with its wide array of cafés, gastropubs, independent shops and restaurants, is also close at hand. Offered to the market with no onward chain.

The flat itself is offered in fabulous condition throughout and comes with both a share of freehold and a long lease. Light, bright and airy, the accommodation includes a generous reception room with ample space for dining, a striking bay window and an original feature fireplace; a stylish fitted kitchen finished with a range of shaker-style units, glossy worktops and direct access to the rear; two good sized bedrooms, one larger than the other, and a beautifully appointed family bathroom with a sleek monochrome finish and modern three-piece suite.

As a top floor property, the flat enjoys far-reaching views and benefits from access to a substantial loft, offering superb additional storage.

This is a fantastic opportunity for both first-time buyers and long-term investors, offering style, space and convenience in equal measure.

## Property Summary

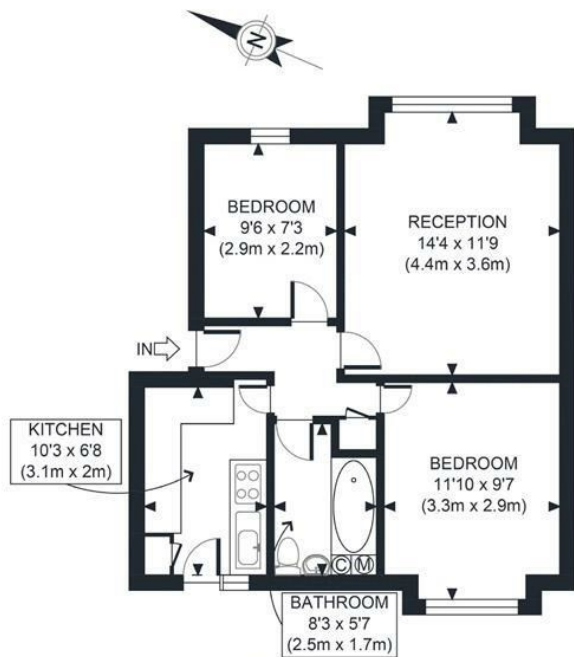
- Two bedroom apartment
- Top floor accommodation
- Beautifully presented
- Modern fitted kitchen
- Monochrome bathroom, W/c
- Double glazing
- Gas central heating
- Share of freehold and long lease
- Communal garden to the front
- EPC Rating C - Council Tax Band B

## Our Vendor Loves...

"This flat was our first family home for us and our son and we loved every minute in it. We really appreciated the excellent transport links especially into central London and the convenience of Sainsburys , Penge High Street , The Spa at beckenham ,lots of beautiful pubs and cafes which are all within walking distance. As a family we really enjoyed being surrounded by the greenery and being close to Crystal Palace park was a joy. We have lots of beautiful memories in our bright and airy flat and we hope that it will be a great home for someone new"







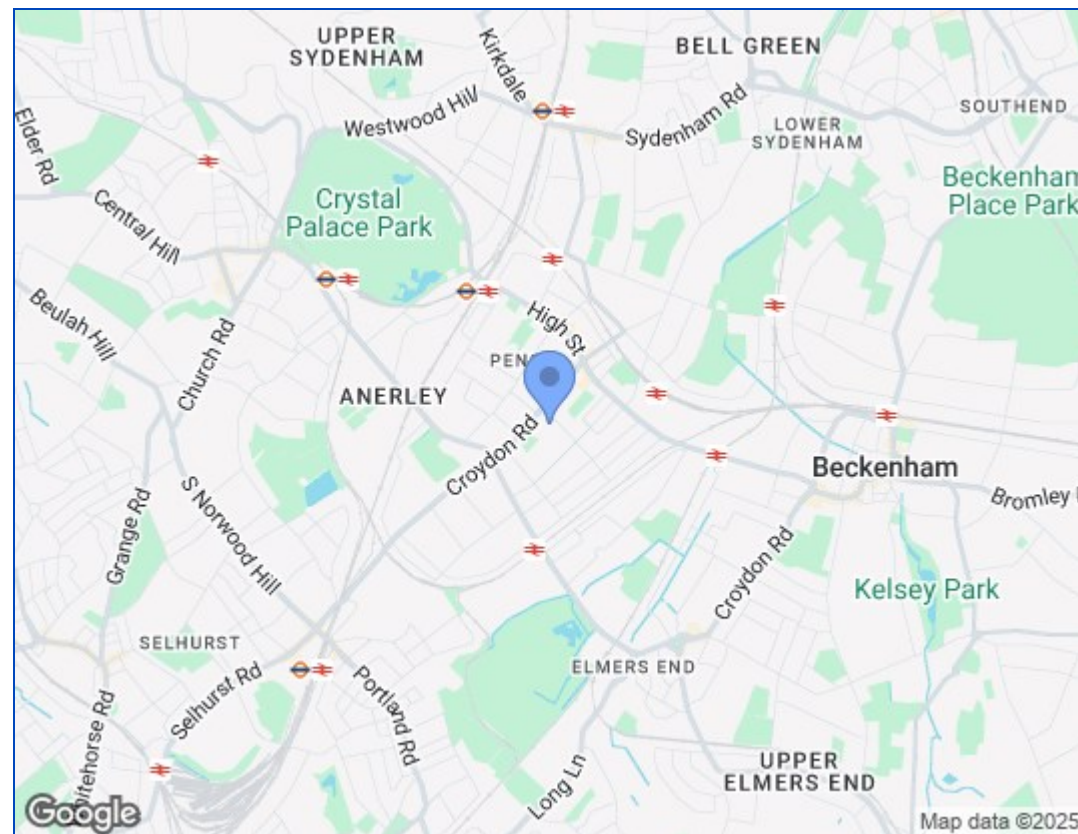
FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 511 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 511 SQ FT / 47 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

Avenue Court

date 15/09/21



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 77        |
| (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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