



**Evelina Court, London**

Guide Price £325,000



3



1



1



D



## Property Summary

Guide Price: £325,000 - £350,000

A fabulous three bedroom, split level & CHAIN FREE flat offered to the sales market by Propertyworld. This rare and fabulous property is big, with generous room sizes and beautifully proportioned accommodation throughout, with living space laid out over two entire floors. The property is flooded in light and nicely presented with new carpets and new paint. Evelina Court is located in the heart of SE20 but on a quiet residential with little passing traffic. Every local amenity is within walking distance including all shops, eateries, cafes and lots of and lots of transport links.

The details include: you enter into a welcoming and spacious entrance hall with lots of light and storage cupboard. To side is a fabulous kitchen / diner with an extensive range of white shaker style units, granite effect worktop, tiled splashback, integrated oven and hob plus a space for a large dining room table and chairs. The lounge is another generous room with lots of light, freshly painted rooms, laminate floor and more. On the higher floor there are THREE bedrooms - all beautifully presented with NEW CARPETS and freshly painted walls - plus a stunning family bathroom with three piece suite and shower over bath. PLEASE NOTE: this property is CHAIN FREE and includes an ELECTRICAL CERTIFICATE and GAS SAFETY CERTIFICATE. The owner is prepared to EXTEND THE LEASE (subject to offer). Ideal as a first time buy or rental opportunity. Call Propertyworld on 0208 659 01005 to view.

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

## Property Summary

- Three bedroom flat
- CHAIN FREE
- Fabulous location
- Huge accommodation
- Repainted and recarpeted
- Two floors of accommodation
- Ideal FTB or rental opportunity
- NEW LEASE (subject to offer)
- Must be seen
- EPCF is D, Council tax is C

## Our Vendor Loves...

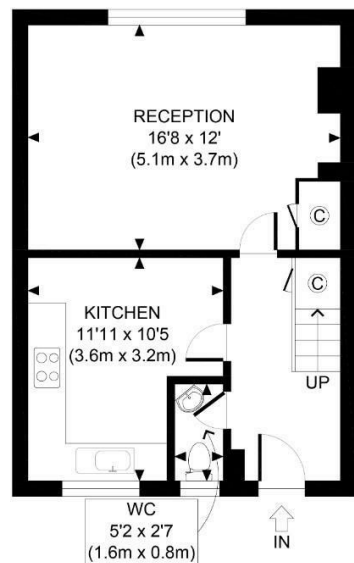
Our Vendor Loves...

"We loved our time in the flat, walking in and out to Penge and enjoying the local area - the food, pubs. shops and Crystal Palace Park. The flat is really big and we loved sitting in the kitchen to chat and eat and going upstairs to bed. Its also quiet and really bright."

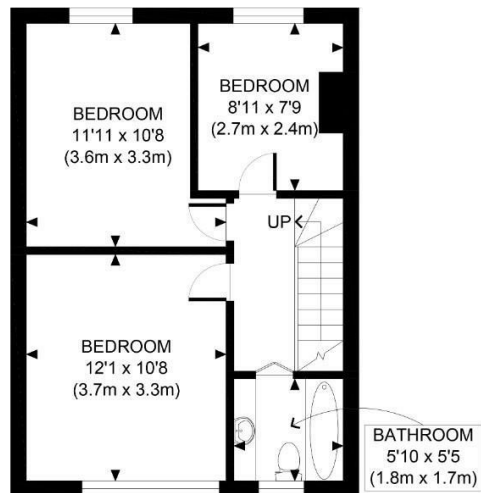








SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 406 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 413 SQ FT

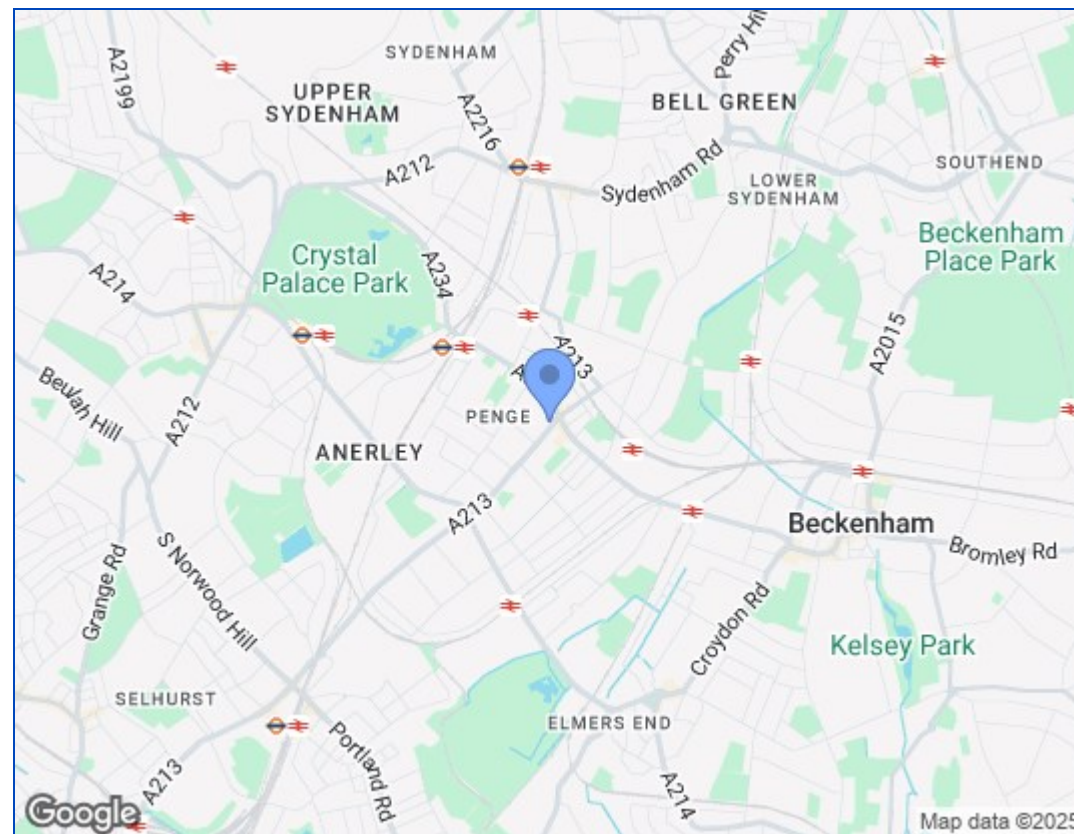
**APPROX. GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQM**

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

evelina court

date 11/09/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(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.

