



Parish Lane, Penge

Asking Price £175,000



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Property Summary

Propertyworld is delighted to present this exceptionally good value ground floor studio apartment, perfectly located on popular Parish Lane, Penge.

Spacious, bright, and beautifully presented, this property represents an outstanding opportunity for both first-time buyers and buy-to-let investors alike. Offering an excellent return on investment, with potential yields in the region of 6-7%, and benefiting from a brand new lease, this is an opportunity not to be missed.

Inside, the accommodation is smartly arranged and thoughtfully designed to maximise space and comfort. The main open-plan reception and sleeping area is generous in size, featuring laminated flooring, neutral décor, and a double-glazed window to the front, allowing plenty of natural light to fill the space. The living area offers ample room for a bed, sofa, and dining furniture, creating a flexible and welcoming environment.

The modern, fully fitted kitchen is well-appointed, offering a contemporary range of wall and base units, complemented by a tiled floor and splashbacks. The kitchen includes a built-in oven, electric hob, and extractor fan, all finished in a sleek, modern style that adds a touch of sophistication to this charming studio.

From here, a hallway leads to the modern bathroom, which is finished to a high standard. It features a white three-piece suite comprising a bath with shower attachment, WC, and wash hand basin, all complemented by floor-to-ceiling tiling and modern fittings.

Adding to its appeal, this property also benefits from a private patio area – a rare and valuable feature for a studio apartment. Though compact, the outdoor space provides an ideal spot for morning coffee, potted plants, or simply some fresh air on warmer days.

Additional benefits include double glazing, neutral décor throughout, and storage options, making this property both practical and stylish.

Penge Sales
020 8659 1005
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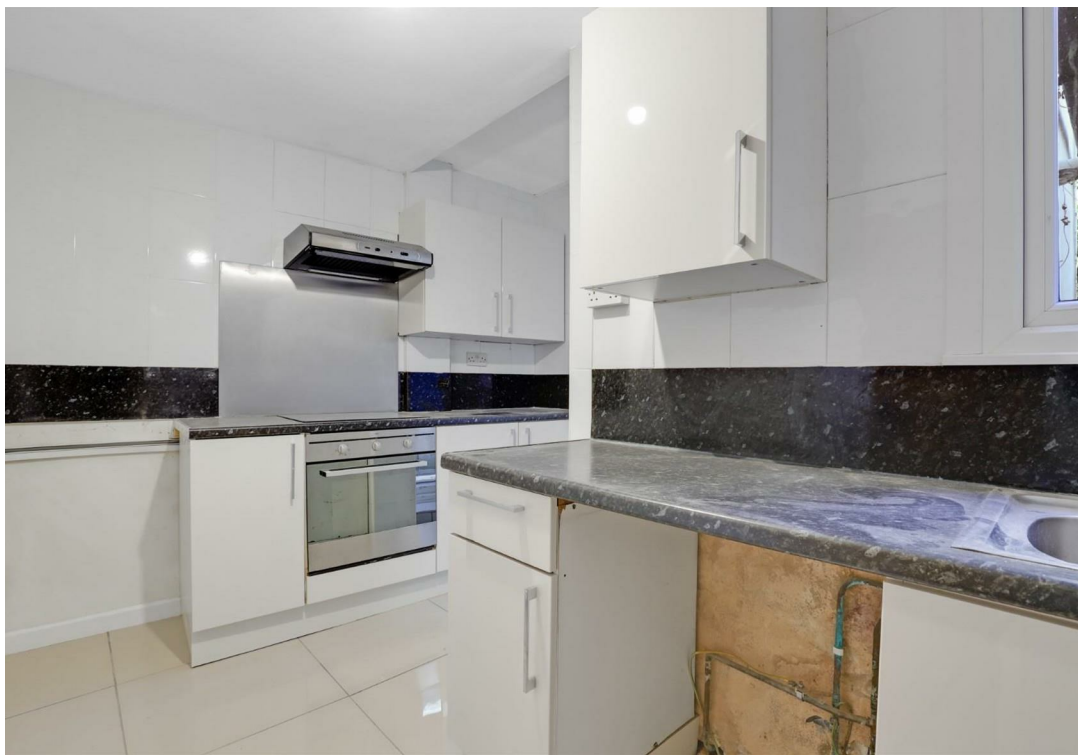
Property Summary

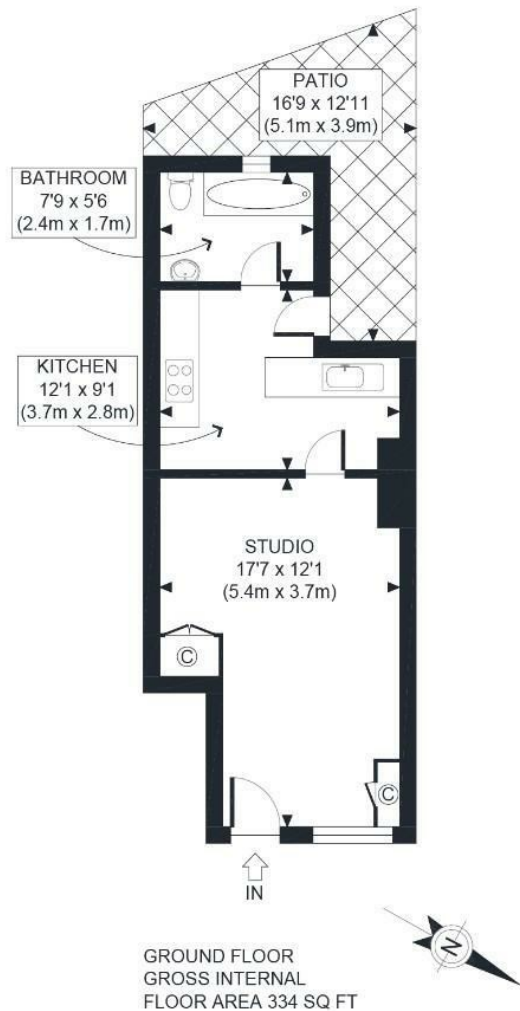
- Studio Maisonette
- Re-furbished, Ground floor accommodation
- Sperate Kitchen area
- Three piece bathroom suite with window for natural light
- Own front door
- Own rear patio garden
- No onward chain
- Leasehold Tenure (with new long lease)
- Epc rated C
- Council tax band B

Our Vendor Loves...

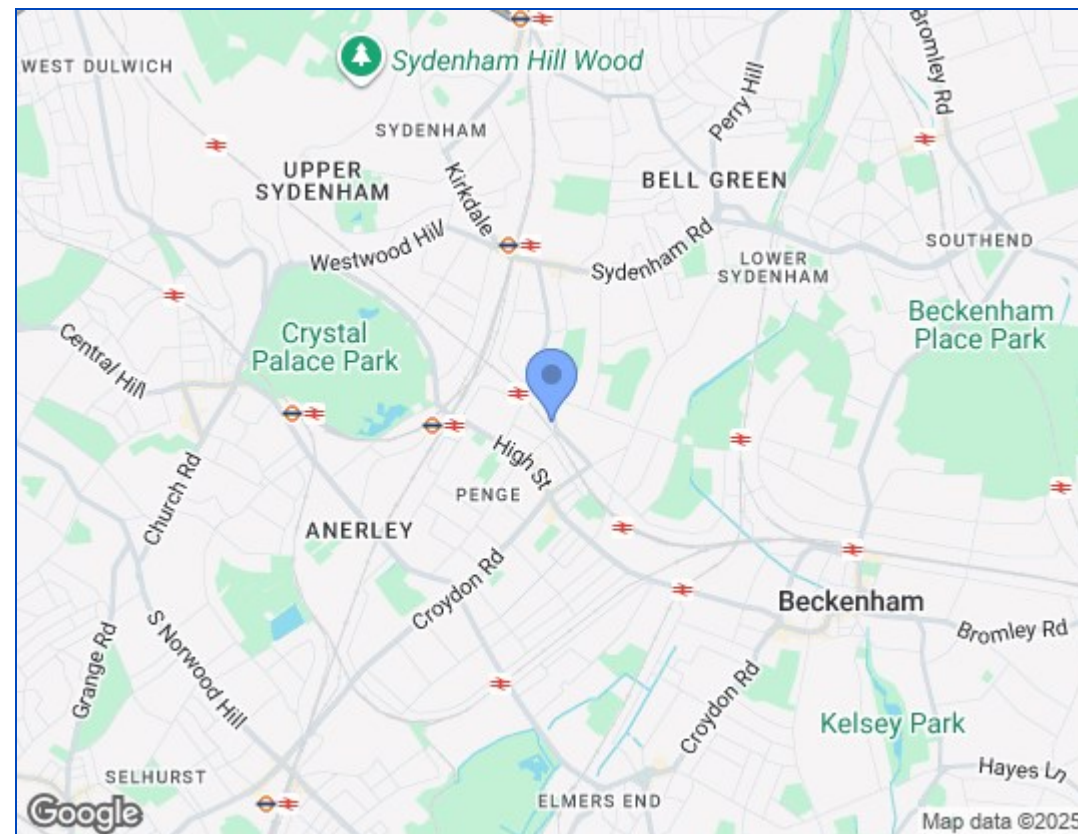
"This has been a tremendous investment and our tenants have loved living here. The location is perfect with access to multiple stations as well as both Penge and Sydenham centres being easily walkable with their wide range of facilities, restaurants and gastropubs."







APPROX. GROSS INTERNAL FLOOR AREA 334 SQ FT / 31 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	Parish lane
	date: 10/10/25
	photoplan 



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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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