



**Oakfield Road, London**

Offers Over £400,000



## Property Summary

Propertyworld is delighted to present this attractive ground floor, two-bedroom, purpose-built Victorian flat, offered to the market in superb condition. The standout feature is the impressive reception, measuring over 17ft by almost 14ft and framed by a beautiful bay window that floods the space with natural light. A charming feature fireplace adds warmth and character, perfectly paired with the neutral décor throughout.

The sleek, modern kitchen has been upgraded relatively recently and features stylish white handle-less units, excellent storage, generous worktops, and integrated appliances including a gas hob, electric oven, and extractor fan. Both bedrooms are doubles: the main is a well-proportioned room with integrated wardrobes and soft carpeting, while the second is a smaller double, also carpeted and naturally bright. The bathroom is beautifully presented with a three-piece suite, two separate shower heads, a wash basin with fitted cupboard below and matching wall cabinet above. A frosted double-glazed window provides natural light and ventilation, while burnt orange walls, grey tiled splashbacks, and contrasting grey vinyl flooring create a modern, striking finish. The bathroom was refitted six years ago.

The property is fully double glazed throughout. To the rear, a good-sized communal garden offers valuable outdoor space. Further benefits include a superb 150-year lease, low service charges, and no ground rent.

Situated on ever-popular Oakfield Road, the flat is within easy walking distance of both Penge West and Penge East stations, offering excellent transport links. Penge High Street is moments away, boasting a wide range of gastropubs, coffee houses, independent shops, and well-known retailers. A wonderful flat in a superb location.

PLEASE NOTE: CERTAIN PORTALS (EG ZOOPLA) DO NOT SHOW THE CORRECT STREETVIEW. PLEASE SEE PHOTO IN THE DETAILS LABELLED 'CORRECT STREET VIEW' FOR ACCURACY

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

## Property Summary

- Two Bedrooms
- Victorian Conversion
- Stunning lounge and well presented throughout
- High ceilings
- Communal rear lawns
- Sought after location
- 150 years on lease
- Leasehold Tenure
- Council Tax Band C
- Epc Rated D

## Our Vendor Loves...

"We have genuinely loved living on Malcolm Close and it's felt like home from the start.

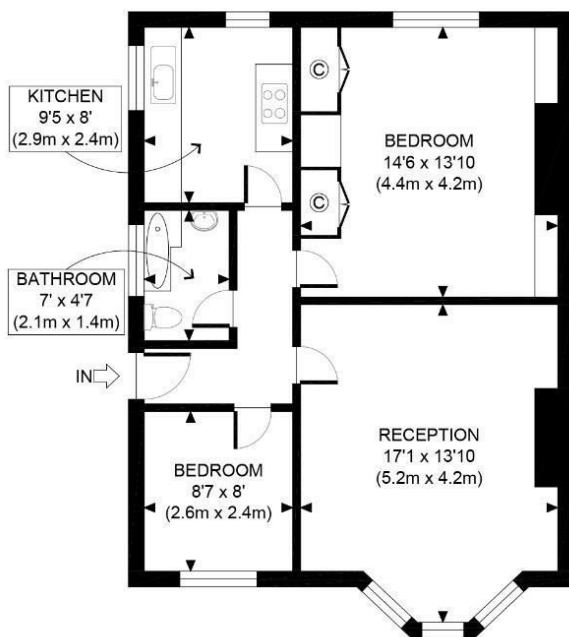
Crystal Palace Park has been a huge part of daily life for us. From walks around the lake and playground trips to the dinosaurs to the weekend markets. Having all that green space so close has been brilliant. The neighbours are friendly and we often end up in the shared garden together while the children play. We have had so many sunny afternoons reading on the grass or sharing a glass of wine with friends. It is a really special part of living here. The transport links have made life so easy. Both my husband and I can get to our offices in less than thirty minutes door to door and there are two stations within a ten minute walk with quick trains to London Bridge, Victoria and the Overground. It is quiet, safe, friendly and everything we need is right on the doorstep. We will honestly miss it."











GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 666 SQ FT



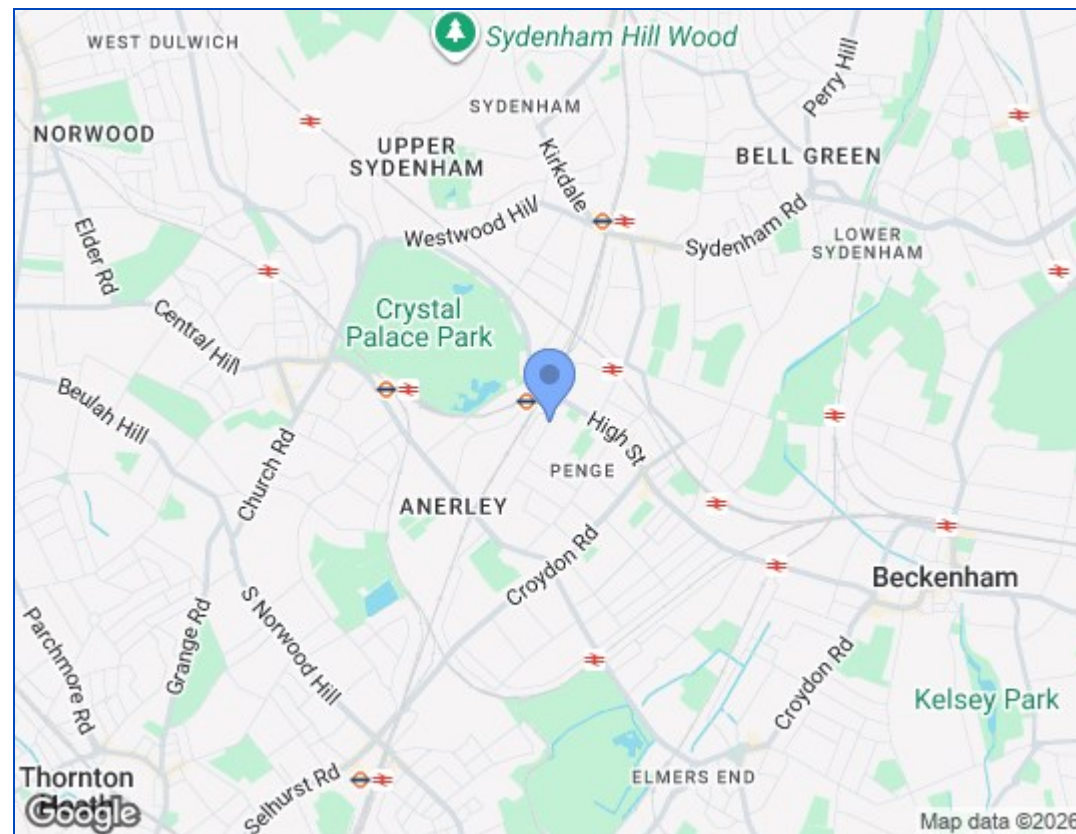
**APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT / 62 SQM**

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

Malcolm close

date 04/12/25

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>		
(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	

77

63

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