



Croydon Road, Penge

Asking Price £250,000



1



1



1



D



Property Summary

Propertyworld are pleased to offer this attractive top floor one bedroom period conversion apartment to the market. Forming part of a beautiful double fronted Victorian house, close to Penge High St, this attractive property is perfectly positioned for all local amenities, transport links, cafes and shops. The property is an ideal first time buy or investment opportunity and offers in our opinion well appointed and excellent accommodation. Flooded in light and with beautifully proportioned accommodation, the details include: an open plan kitchen to lounge with high ceilings, wood floors, neutral decor and a range of kitchen units. There is a double bedroom to rear with fitted carpets and neutral decor plus a modern bathroom with white three piece suite and shower. The flat further benefits from double glazing, gas central heating and an EXTENDED LEASE. An ideal entry point to the property market or fabulous buy to let.

Property Summary

- One bedroom flat
- Period conversion
- Top floor
- Extended lease
- Fabulous location
- Ideal FTB
- Nicely presented
- Flooded in light
- EPC rating is D
- Council tax is A

Our Vendor Loves...

I can't believe it's been five years! I've loved how light and airy the flat feels with the high ceilings and windows. It's been a great base for exploring the local area and really well connected for getting into town.

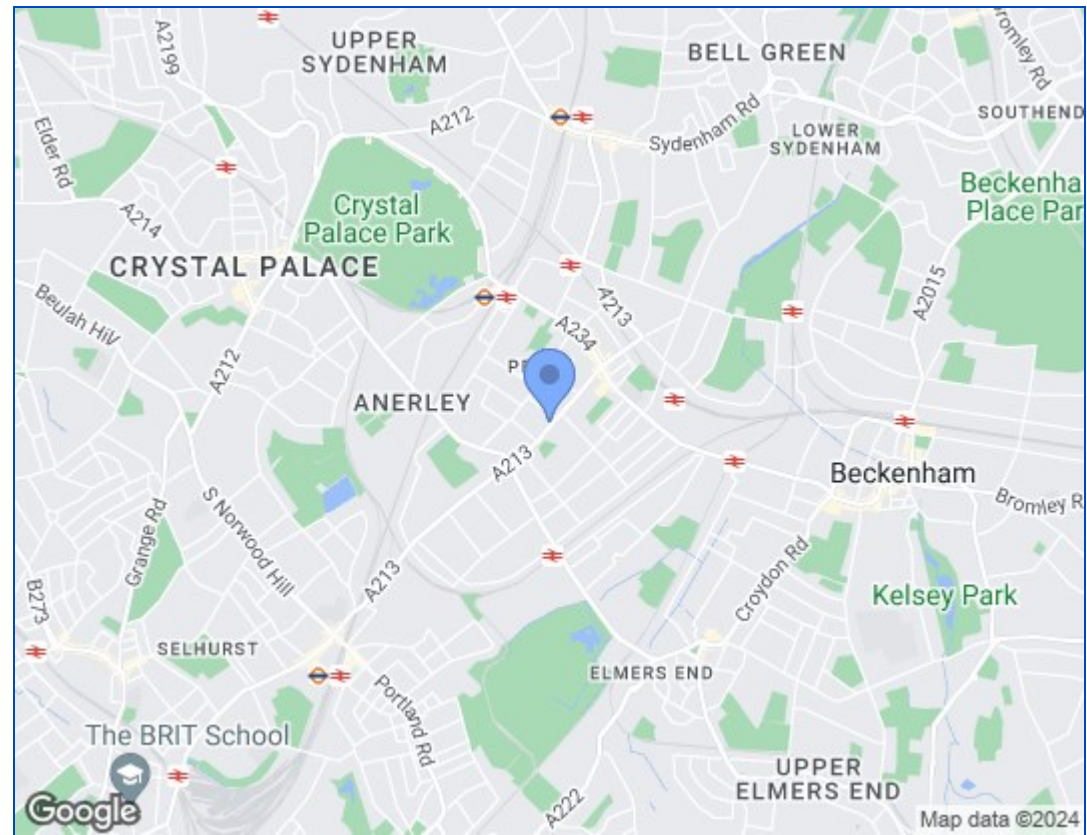






SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 394 SQ FT / 37 SQM	Croydon Road
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	date 08/06/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(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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