



## High Street, Penge

Price Guide £300,000



## Property Summary

PRICE GUIDE £300,000 - £325,000

Propertyworld is delighted to present this stunning two double bedroom top floor apartment, offered in fabulous condition and bursting with period charm and character. Perfectly positioned in the heart of Penge, directly above the high street and its array of restaurants, shops, coffee houses and gastropubs, this beautiful property is also within walking distance of several mainline stations — including Kent House, Penge East and Penge West — providing fast and convenient links into central London and beyond. Crystal Palace Park and other popular green spaces are also close at hand.

The accommodation is spacious and beautifully proportioned, with a long central hallway adding both light and a real sense of scale. At the front sits a gorgeous reception room measuring almost 18ft by 15ft, flooded with natural light from two large windows and enhanced by a period fireplace and recessed shelving. There are two double bedrooms, both in excellent condition, with the larger room also benefiting from a striking original fireplace.

The kitchen is a real feature of this home, finished with striking blue units, solid wood worktops, integrated electric oven and gas hob. The stylish bathroom was completely refurbished in 2021 and now offers a contemporary three-piece suite with white fittings and attractive grey units. Additional benefits include double glazing throughout, access to a large loft running the length of the property (partially boarded for storage), a lease over over 180 years and excellent neighbours within this well-maintained building.

This is a unique opportunity to purchase a character-filled home in a prime Penge location. An ideal first-time buy, combining space, style and convenience in equal measure.

**Penge Sales**  
020 8659 1005  
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## Property Summary

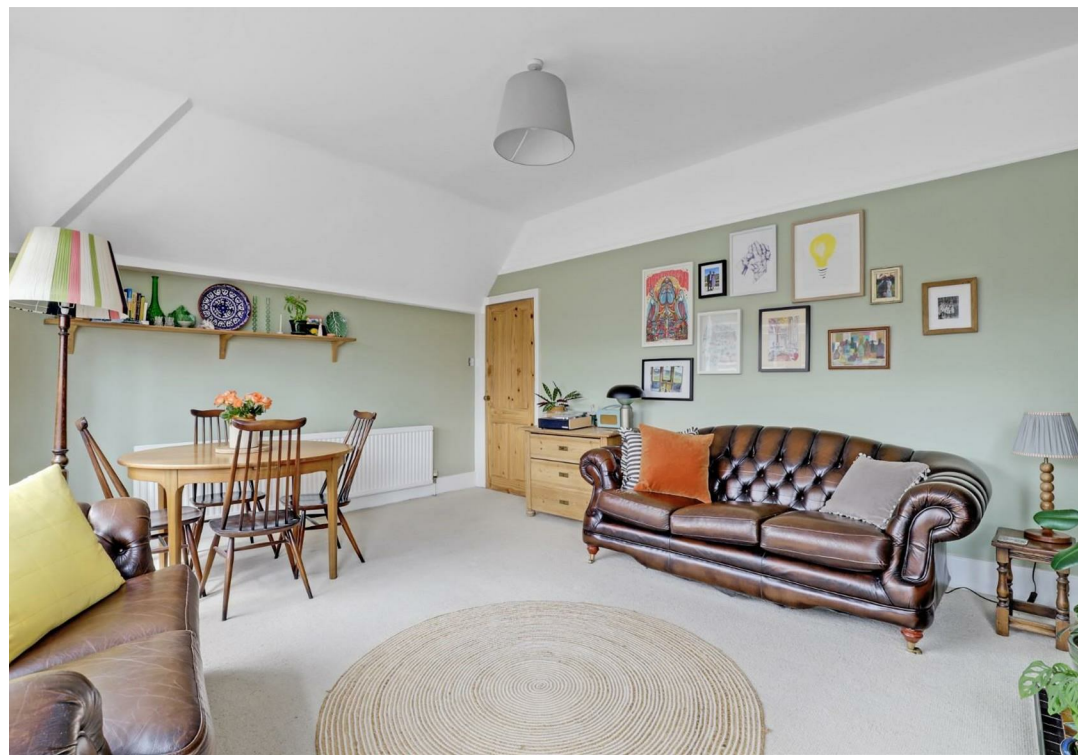
- Two bedroom top floor apartment
- Full of character and period features
- Both bedrooms are doubles
- Long hallway adding a sense of space
- Large partially boarded loft for storage
- Contemporary kitchen and bathroom
- 180 plus lease
- Low service charges
- High street location close to amenities and transport
- EPC Rating C - Council Tax Band C

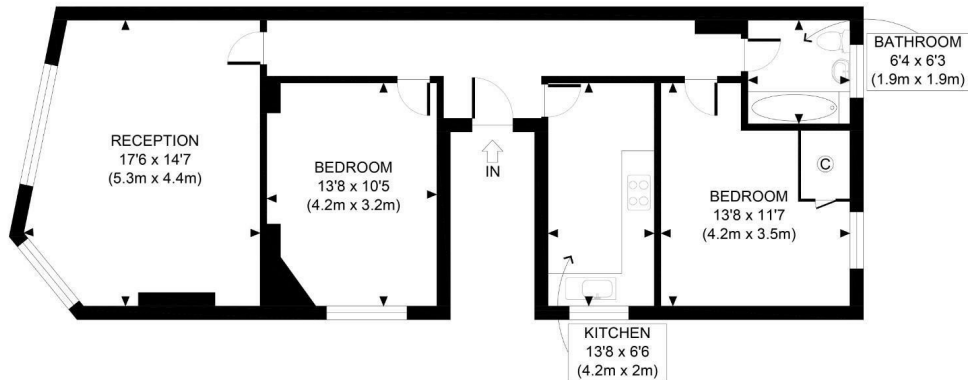
## Our Vendor Loves...

"We have loved calling the flat home for the past 4 years, its bright and spacious rooms are perfect for hosting or working from home, with the addition of a huge loft for storage which can be very hard to come by. The transport links are fantastic and the choice of local coffee shops and breweries are unmatched. The high ceilings and beautiful fireplaces are an added bonus that make the flat so characterful, we couldn't have asked for a better first home."









SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 783 SQ FT

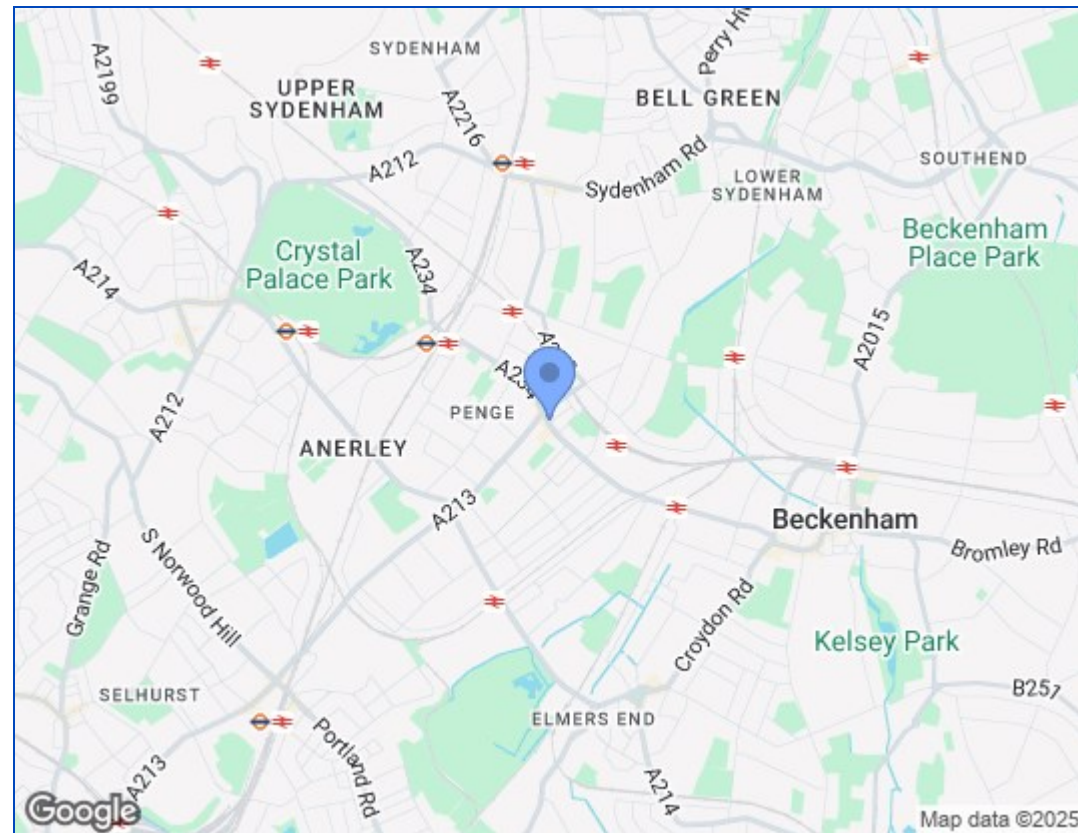
**APPROX. GROSS INTERNAL FLOOR AREA 783 SQ FT / 73 SQM**

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

high street Penge

date 28/08/25

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>	70	78
(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	

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