



## Croydon Road, Anerley

Offers In Excess Of £205,000



1



1



1



D





## Property Summary

Propertyworld presents this top floor, one bedroom apartment in the popular Benwick Court, Penge.

This particular property is well presented throughout and ready for immediate residence, both bright and airy, with an abundance of natural light. The décor is neutral throughout and is complimented by the soft neutral tones, giving the property a modern fresh feel. The Master bedroom is a generous double, as with the lounge too - measuring 18ft approximately - allowing plenty of room to have a dining table and chairs, as well as for a sofa suite.

The kitchen comes with a range of white wall and base units and plenty of counter space for food preparation, whilst the bathroom provides a three piece suite , inclusive of a bath with partly tiled walls.

Outside, to the rear, there is a maintained lawn stretching across the width of the block, enough to catch a bit of natural air and if that's not enough, then Winsford Gardens is just next door - literally.

Benwick Court is a well-run low-rise development that has a communal garden that can be used by residents and is a short walk to Penge High Street with its wide range of neighbourhood restaurants, gastropubs and coffee shops. Transport options are plentiful with both Penge West and Penge East stations providing fast regular services into London and beyond.

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

## Property Summary

- One bedroom
- Purpose built Apartment
- Top floor accommodation
- Spacious lounge
- Three piece bathroom, inclusive of bath
- Entry phone access
- No onward chain
- Leasehold tenure
- Epc Rated D
- Council tax band B

## Our Vendor Loves...

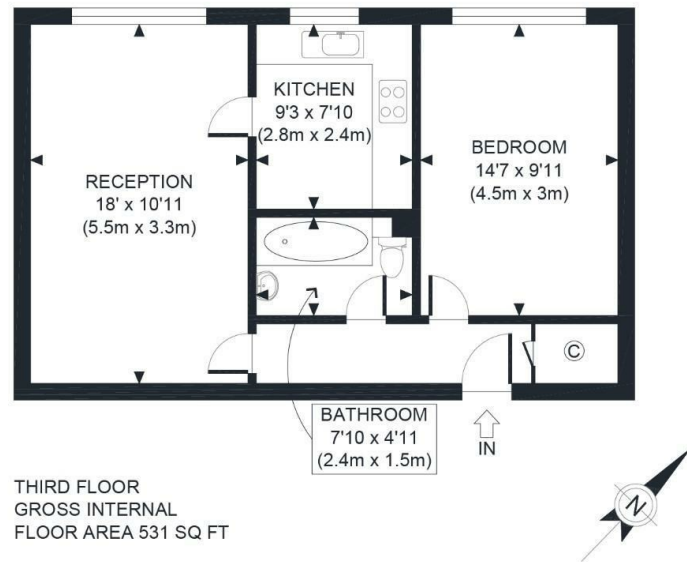
This is a great apartment, bright and airy, being on the top floor. Its straight forward, easy to maintain flat, with and shops, trains and buses a few minutes walk away.











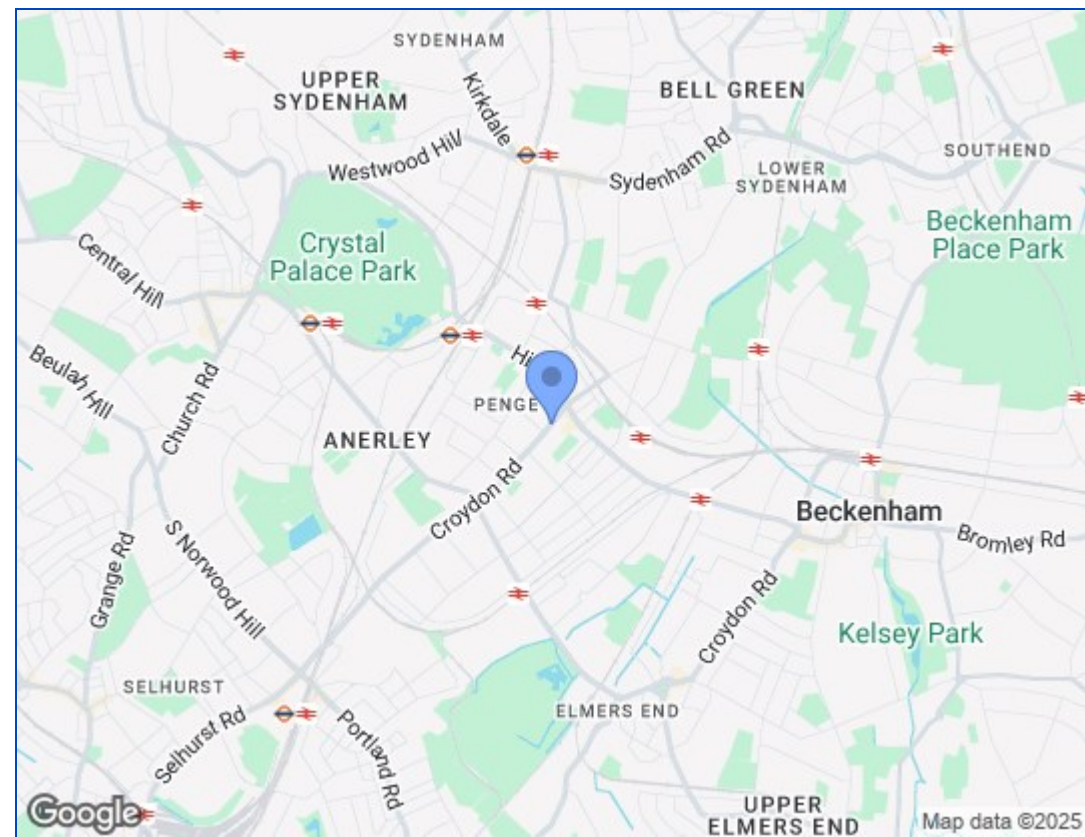
#### APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT / 49 SQM

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

Benwick Court

date 11/10/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

