



25 High Street

London, SE20 7HJ

Asking Price £150,000

Positioned on the top floor, this one-bedroom flat presents an excellent opportunity for buy-to-let investors seeking strong rental potential in a desirable and well-connected part of South East London.

The property benefits from double glazed windows and gas central heating, offering efficient and comfortable living for prospective tenants. Its location is a major draw; just a short three-minute walk from the open green spaces of Crystal Palace Park, and within very easy reach of local shops, cafes, and everyday amenities.

Transport links are outstanding, with Penge West Station only a four minute walk away and Penge East Station reachable in just six minutes, providing fast and direct services into Central London, making it particularly attractive to professional tenants.

Tenure: Leasehold (61 years remaining)

Service Charge: Ad-hoc

Ground Rent: £100.00 p/a

Council Tax: Band A (£1,362.00 p/a)

This flat offers a bright and airy feel throughout and also benefits from access to loft space, adding an extra layer of practicality. With its strong location, solid transport connections, and appealing features, this property represents a smart and reliable investment in a consistently popular rental market.

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- CASH BUYERS ONLY
- TOP FLOOR FLAT
- CLOSE PROXIMITY TO AMENITIES
- SHORT LEASE, 61 YEARS REMAINING
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- 3 MINUTE WALK TO CRYSTAL PALACE PARK
- 4 MINUTE WALK TO PENGE WEST STATION
- 6 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



Floor Plan

High Street, SE20 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 520 SQ FT / 48.3 SQ M



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Points
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B			
[69-80] C			
[55-68] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			

62

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC

England & Wales



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 firms employment has the authority to make or give any representation or warranty in respect of the property.