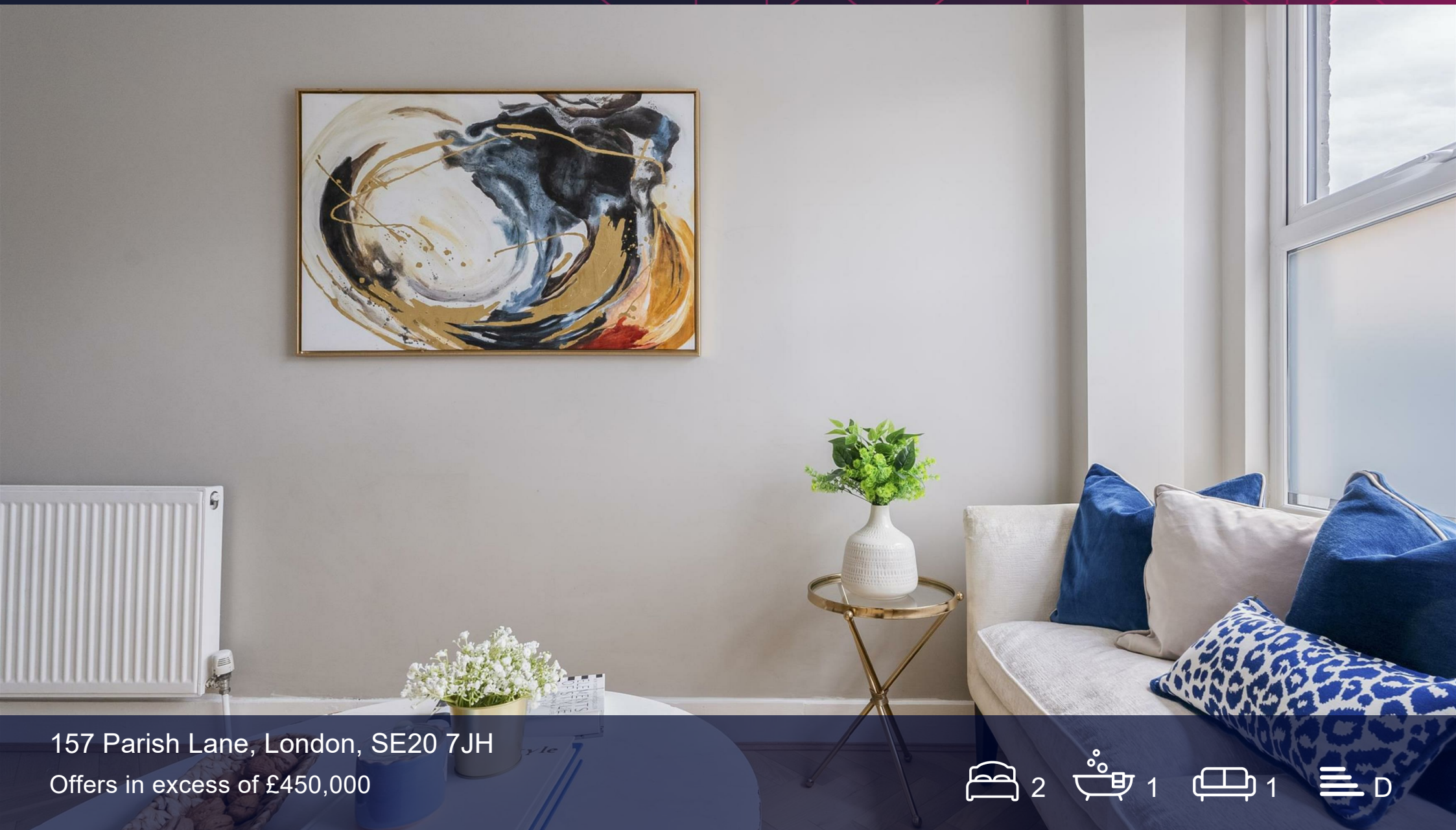




LOVE LIVING
HACKNEY



157 Parish Lane, London, SE20 7JH

Offers in excess of £450,000





157 Parish Lane

London, SE20 7JH

- Recently renovated throughout creating to perfect starter home
- Both bedrooms come with en-suites
- Herringbone flooring throughout the ground floor
- No onward chain
- Two reception rooms
- Mature garden

The Home -

Parish Lane is a beautifully presented Victorian freehold house that merges charm with modern-day living. This two-bedroom home is laid out across two floors, offering defined living zones, an abundance of natural light, and a private rear garden. Set in a vibrant neighbourhood, you'll be spoilt for choice with nearby gastro pubs, cosy coffee shops, and highly regarded local schools all within easy reach.



The Indoors

Entry is via the double glazed front door leading to an inviting entrance hall. To the right is a welcoming front reception room with herringbone engineered flooring underfoot and a large bay window that floods the room with natural light. To the rear of the plan you will find the second reception that works perfectly as an entertaining/dining space with access to the kitchen and rear garden.

The Kitchen has been wonderfully designed with dove grey handleless door fronts and integrated appliances.

The first floor offers two well proportioned bedrooms. At the front of the plan you will find the main bedroom filled with natural light and access to the en-suite shower room. The second bedroom can be found at the rear of the plan with access to an en-suite bathroom with views over the rear garden.

The Outdoors

The west facing garden offers an excellent space for alfresco dining whilst enjoying afternoon/evening sunsets. The area is mainly laid to lawn with a patio area as you exit from the second reception room.

Loving The Location

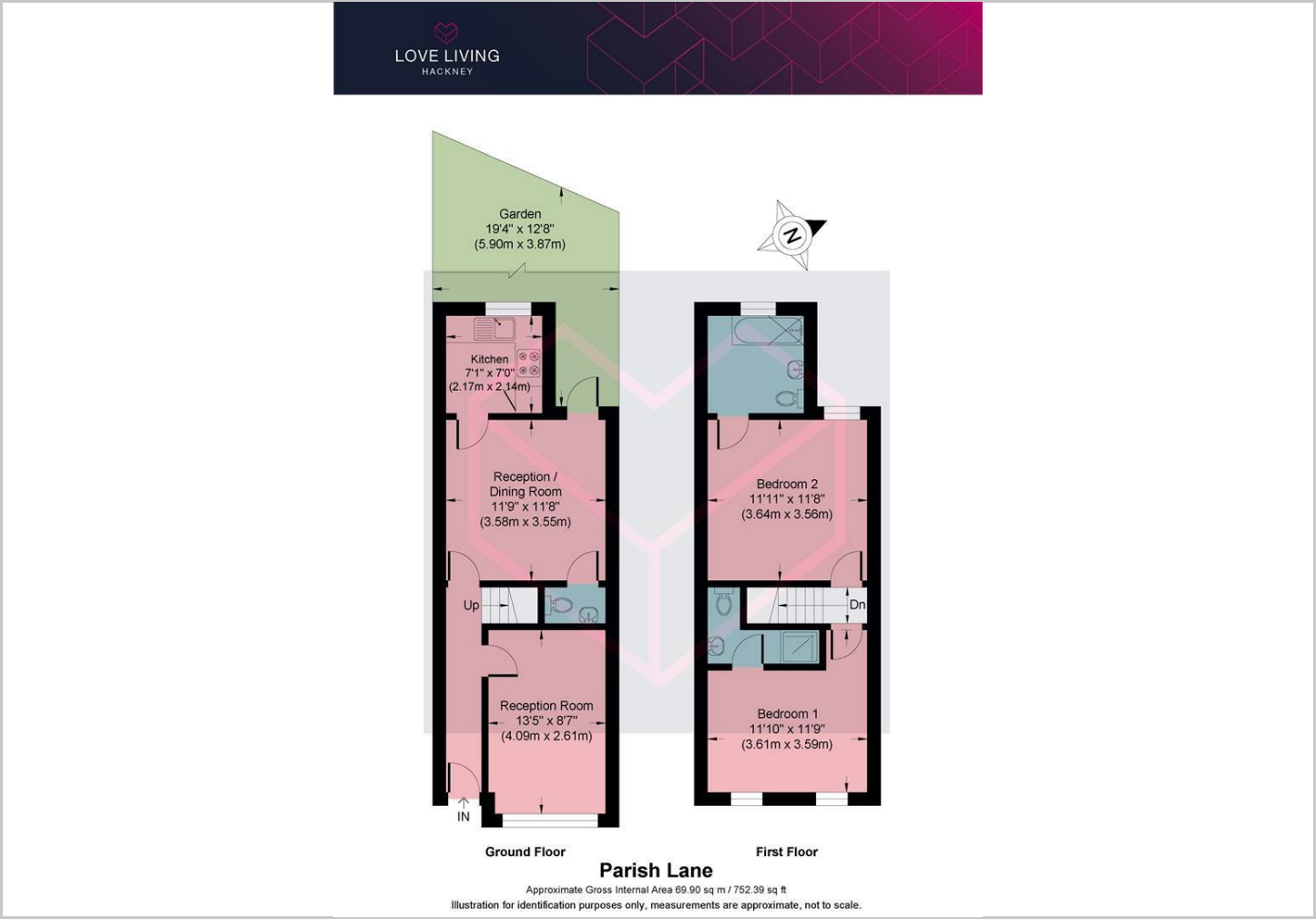


Parish Lane is a within close range of Penge's growing collection of cafés, restaurants and pubs. Local favourites include the Penge General Store, which sells organic fresh produce, freshly baked goods and coffee, as well as having refillable stations for stocking up on essentials. Craft Metropolis, for craft beers, and The Bridge House, for great food and shows are both popular spots. The verdant oasis of Grade II-listed Crystal Palace Park, with its farm and boating lake, is 15 minutes away by foot. Crystal Palace itself is a vibrant area with award-winning restaurants and bars as well as having a thriving art and music scene. There is a farmers' market every Thursday, Saturday and Sunday. Local favourite establishments include Joanna's restaurant, Walters Bar and Kitchen, Woodhouse pub and the Everyman Cinema. Penge East station runs services to Brixton (for the Victoria line) in 11 minutes, to London Victoria in 19 minutes, Blackfriars in 20 minutes and City Thameslink/Farringdon in 22. Trains via Penge West arrive at Canada Water in 20 minutes, London Bridge in 22 minutes and Shoreditch High





Floor Plans



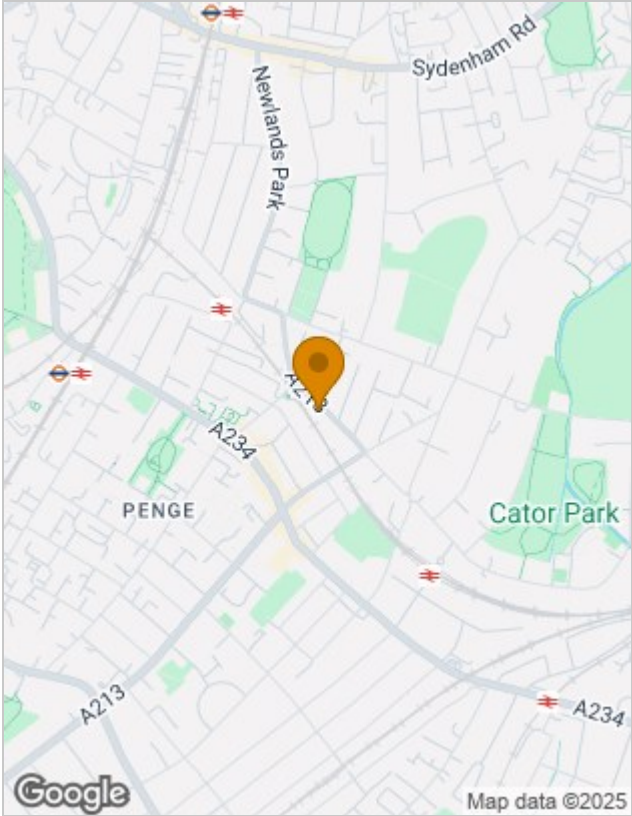
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

