

# Jukes & Co

## Estate Agents



## Blenheim Road

, London, SE20 8HN

£345,000



Two Bedroom | Top Floor | 645Sq.ft | Juliet Balcony | Close to Penge West Station

Elevate your lifestyle in this newly built top-floor apartment, boasting expansive accommodations spanning over 60 sqm. Nestled on Blenheim Road, just behind the bustling High Street of Penge, this residence provides a perfect blend of convenience and tranquility, situated between Crystal Palace and Beckenham. The location offers access to numerous shops and amenities, with a quiet and secluded position for peaceful living. Excellent transport links are ensured, with bus routes connecting to the surroundings, and Penge West Train Station offering a direct route to Central London, including London Bridge and stations towards Highbury and Islington.

For outdoor enthusiasts, the nearby parks of Crystal Palace, Betts Park, and Alexandra Recreation Ground provide ideal spaces for running, cycling, or leisurely relaxation. Step inside to discover an impressive open-plan kitchen living area, flooded with natural light, adorned with fitted appliances and a Juliet balcony offering sweeping rooftop views. Two well-appointed double bedrooms with ample storage, along with a spacious bathroom, enhance the overall appeal of this residence. The flat is offered with a long lease, ensuring a secure tenure, and is presented chain-free for a seamless transition.

Key details integral to this exceptional property include leasehold tenure with 125 years remaining, Council Tax Band C, an EPC Rating of C, a ground rent of £300 per annum, and a service charge of £1,300 per annum. Act swiftly to secure your viewing and seize the opportunity to make this remarkable apartment your new home. Call now!



### Communal Entrance Hall

Gated courtyard with bin store and with access to communal door with stairs rising to the third floor.

### Entrance Hall

Stairs up to landing area giving access to all rooms, telephone entry system, radiator.

### Open plan Living room Kitchen

Velux windows to front, radiator, eaves storage cupboards, spotlights,

### Kitchen Area

Comprehensive range of wall and base units, integrated oven and electric hob with extractor hood above, integrated washing machine and fridge freezer, stainless steel sink and drainer, wall mounted boiler, double glazed window to rear with reaching rooftop views, double glazed French doors onto Juliet balcony, spotlights, tile effect floor.

### Bedroom One 14'10 x 8'10 (4.52m x 2.69m)

Double glazed window to rear double glazed French doors to Juliet balcony, built in wardrobe, radiator, spot lights

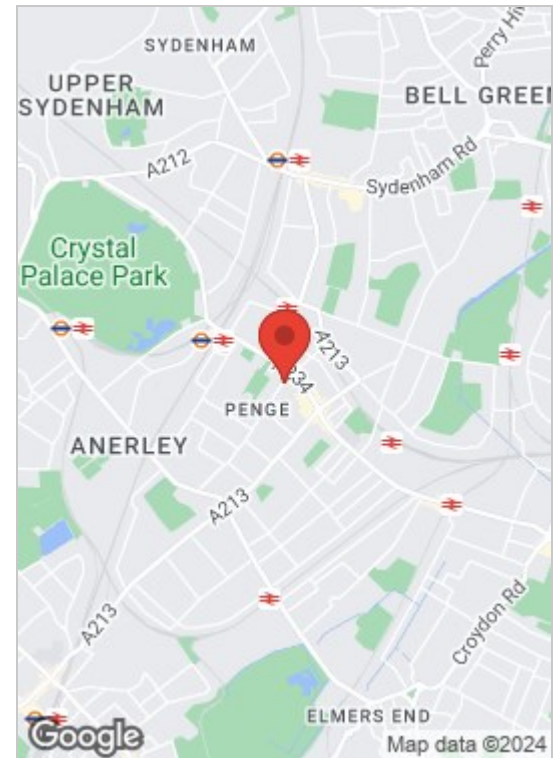
### Bedroom Two 12'5 x 7'3 (3.78m x 2.21m)

Velux windows to Front, radiator, eaves storage cupboards, cupboards, spotlights,

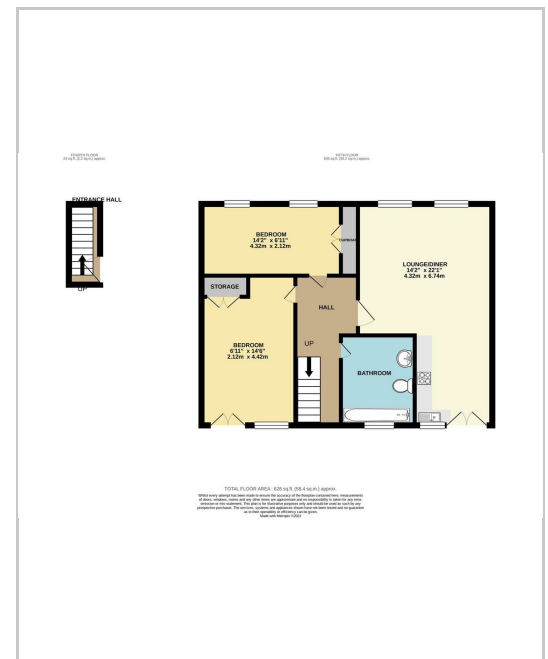
### Bathroom 10'5 x 5'11 (3.18m x 1.80m)

Comprising Panel enclosed bath with shower attachment, low level w.c, wash hand basin incorporating storage unit, part tiled walls, radiator, tiled floor, opaque double glazed window to rear, extractor fan and spotlights

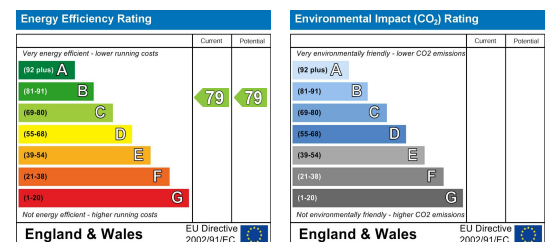
### Area Map



### Floor Plan



### Energy Efficiency Graph



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.

### Sales and Lettings

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