

# Jukes & Co

## Estate Agents



## Blenheim Road

, London, SE20 8HN

£260,000



One Bedroom | Long Lease | CHAIN FREE | Close to Penge West Station

Introducing a delightful opportunity to acquire a modern top-floor one-bedroom apartment in a secluded development just behind Penge High Street. Revel in the convenience of being moments away from shops, including the Sainsburys superstore, and an array of independent cafes and eateries. The nearby Penge West station provides easy access to Central London via London Bridge and Highbury and Islington via the Overground line, with additional convenience from various bus routes.

For outdoor enthusiasts, the open spaces of Crystal Palace Park, Alexandra Park, and Betts Park offer idyllic settings for exercise or weekend relaxation. Step into the property and be captivated by its features, including a spacious 23'8" open-plan living room and kitchen space with fitted appliances, a comfortable double bedroom with a built-in wardrobe, and a neutrally decorated bathroom with a window. The property boasts a long lease and is offered chain-free for a seamless transition.

With a leasehold of 125 years remaining, Council Tax Band B, an EPC Rating of B, a service charge of £1150 per annum, and a ground rent of £300 per annum, this home perfectly balances modern living with practicality. Act now to secure your viewing and embrace the opportunity to own this exceptional property.



### Communal Entrance Hall

Gated courtyard with binstore and with access to communal door with stairs rising to second floor.

### Entrance Hall

L - shaped with doors to all rooms, double glazed window to side, radiator, built in cloaks/storage cupboard, telephone entry system.

### Open Plan Living Kitchen Space 23'8 x 10'4 narrowing to 8'4 (7.21m x 3.15m narrowing to 2.54m)

Double glazed window to rear, radiator, spotlights

### Kitchen Area

Comprehensive range of wall and base units, integrated oven, integral electric hob with extractor hood above, integrated washing machine and fridge freezer, stainless steel sink and drainer, double glazed window to side, spotlights, wall mounted boiler, tile effect floor.

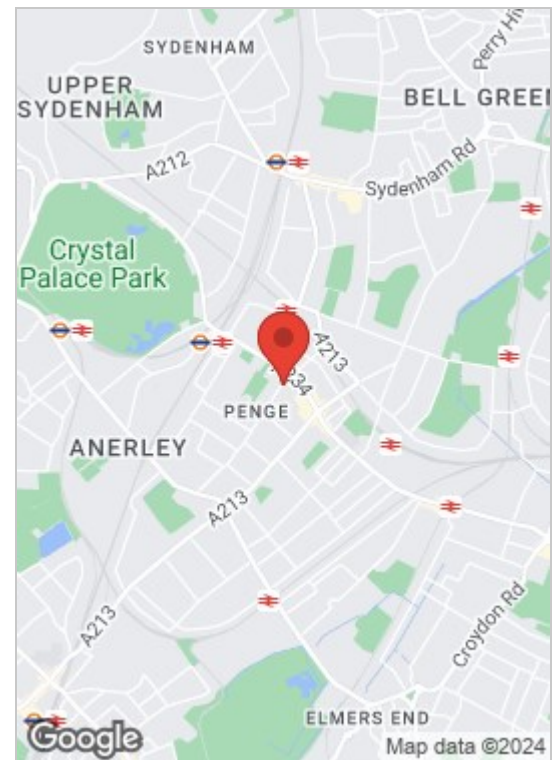
### Bedroom 15' x 8'3 (4.57m x 2.51m)

Double glazed window to rear, radiator, built in wardrobe.

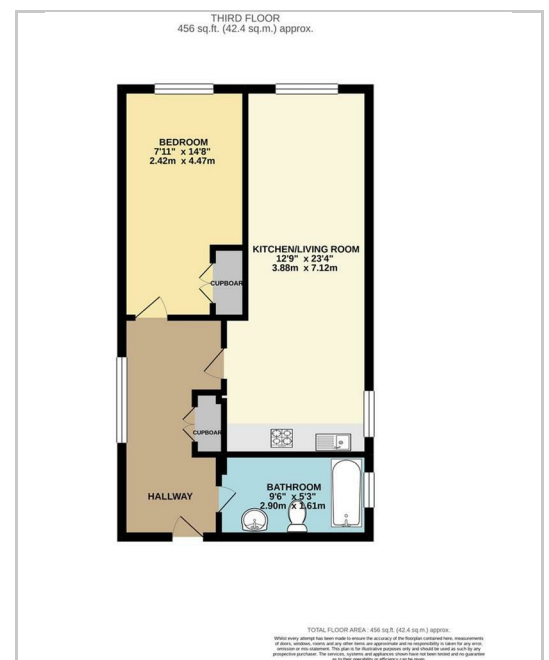
### Bathroom 9'7 x 5'8 (2.92m x 1.73m)

White suite comprising, panel enclosed bath with shower attachment, low level w.c, wash hand basin incorporating storage, part tiled walls, opaque double glazed window to side, spotlights, extractor fan, radiator.

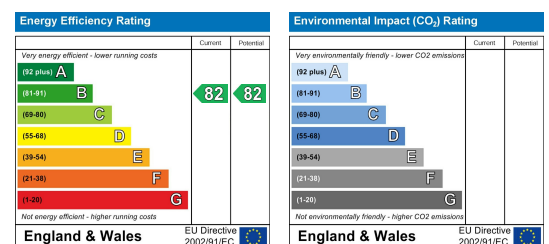
### Area Map



### 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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