



Melvin Road, Penge

Asking Price £285,000



Property Summary

Propertyworld presents this two bedroom purpose built flat, in need of modernisation. Situated on the top floor of an attractive low-rise building, the property is both bright and spacious.

The accommodation offers two generous sized bedrooms, a large lounge measuring in excess of 19ft by almost 13ft. The kitchen comes with plenty of space for cooking and food preparation and a range of cupboards. The bathroom, W/c provides a three piece suite, inclusive of a bath. Outside, to the rear of the building, is a well-maintained communal lawn offering a tranquil retreat in the heart of this vibrant area. The property also benefits from a long lease and low service charges, making it an overall low cost running, home.

The property is within easy reach of an excellent range of amenities, including shops, cafes, restaurants, and outstanding transport links to Central London (Penge East and Penge West stations are close by) and beyond. Crystal Palace Park is also a short walk away, whilst Crystal Palace and Beckenham centres can be reached easily offering even more dining and entertainment options. With no onward chain, this is a great blank canvas project too.

Penge Sales
020 8659 1005
www.propertyworlduk.net

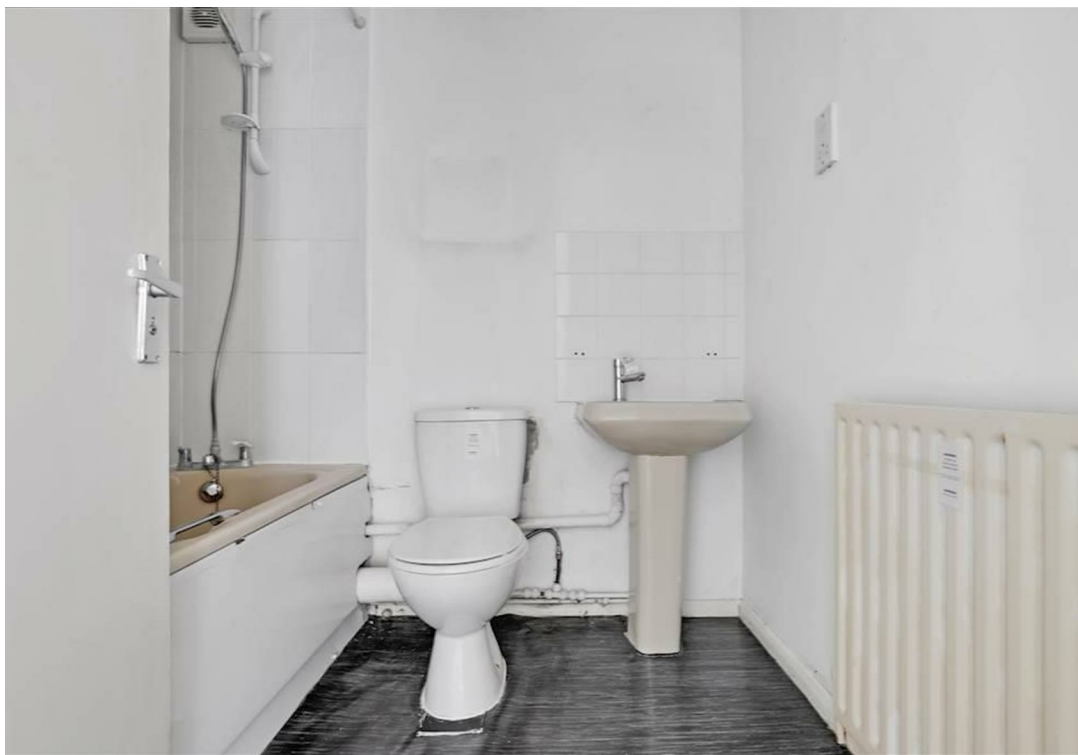
Property Summary

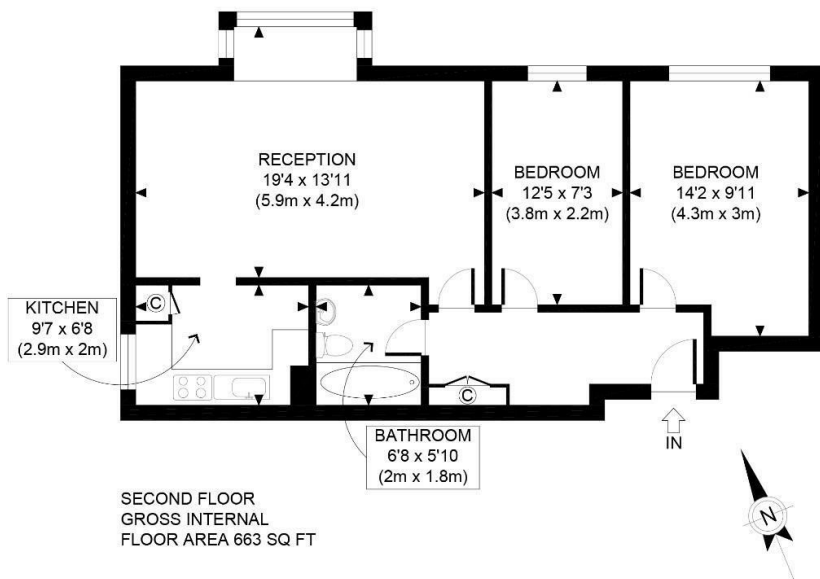
- Two Bedrooms
- Modern Purpose built apartment
- In need of modernisation
- Top floor accommodation
- Lounge in excess of 19ft
- No onward chain
- Communal garden and off street parking
- Long Leasehold Tenure
- Council Tax Band C
- EPC Rating C

Our Vendor Loves...

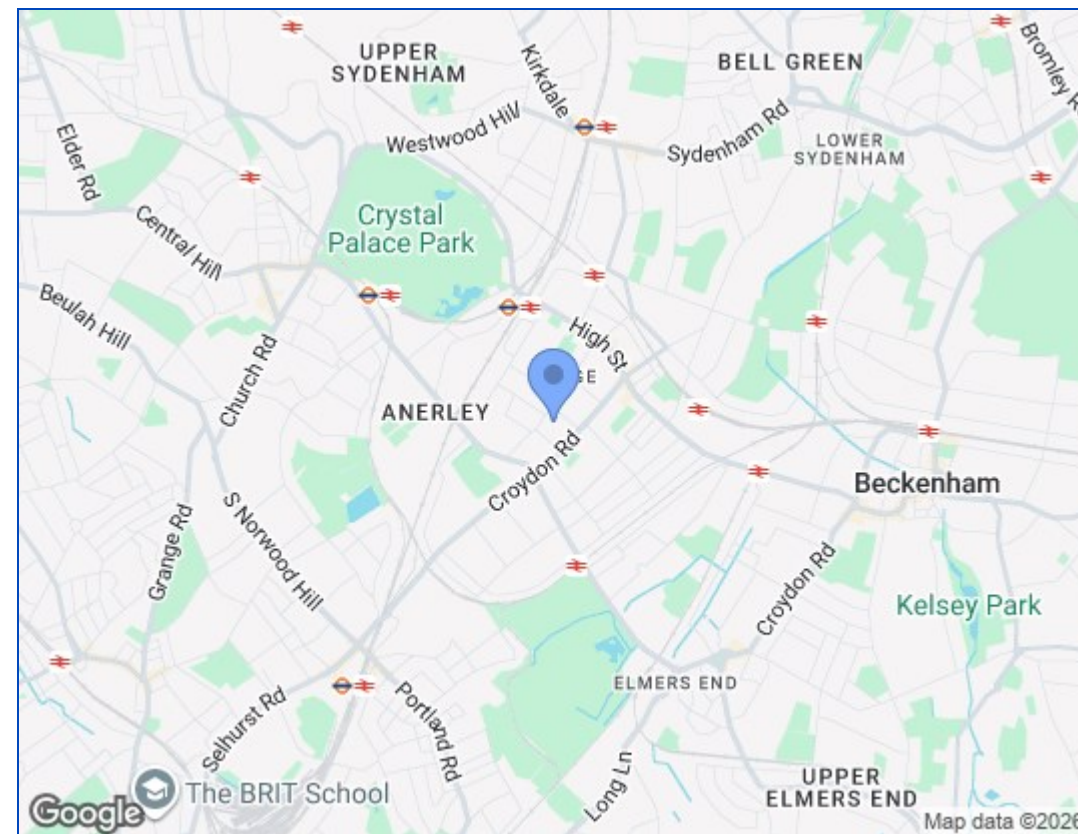
A friendly block, with good neighbours and good transport links into central London both day and night, with Overground, National Rail and Night bus services all nearby.







APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 SQM	Capel court
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	date 20/03/26
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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