



## Room 1

Oak Grove Road | | Penge | SE20 7RQ

**£850 Per Month**

# Room 1

Oak Grove Road |  
Penge | SE20 7RQ  
£850 Per Month

Nestled on the charming Oak Grove Road in Penge, SE20, this property offers an exceptional living opportunity. Available immediately, the property features a spacious double room, complete with an ensuite bathroom that includes a shower and toilet, ensuring both comfort and privacy.

The room is thoughtfully furnished, providing a welcoming atmosphere for residents. As a ground floor accommodation, it offers easy access and convenience. Residents will enjoy sharing a well-equipped kitchen and lounge, perfect for preparing meals and relaxation. Additionally, the property boasts a lovely garden, an ideal space for relaxation or outdoor gatherings.

All bills are included in the rent, with the exception of the TV licence and Wi-Fi, making budgeting straightforward and hassle-free. This property is perfect for those seeking a friendly house share in a vibrant community, with local amenities and transport links just a stone's throw away.

- Big double room
- All bills included, except WIFI and TV licence
- Shared kitchen and lounge
- Immediate availability
- Ensuite with shower and toilet
- Furnished ground floor room
- Shared garden space
- Located in Penge, SE20



FIRST FLOOR  
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA: 158 sq.ft. (14.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with LettingPro (2021)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band C  
EPC Rating D

467 Norwood Road  
West Norwood  
London  
SE27 9DJ  
02087610830  
dean@movinginn.co.uk  
www.movinginn.co.uk