

Avington Grove, SE20 | £499,999

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- 1015 sq ft / 94.4 sq m
- Two double bedrooms
- Private garden measuring 40' x 28'5'' with a large storage shed
- A share of the freehold
- Attractive residential cul de sac
- Close to transport links and Crystal Palace Park
- Private entrance

In Detail

A spacious two double bedroom split level Victorian conversion, occupying the upper two floors of an attractive period property on the popular Avington Grove. Offering over 1,015 sq ft of accommodation, the property benefits from a private entrance, a separate garden and no onward chain.

The accommodation is arranged over two floors, providing a practical layout with generous room proportions and plenty of natural light throughout.

The first floor comprises a bright reception room with large windows overlooking the front, together with a substantial kitchen/breakfast room to the rear. The kitchen offers ample fitted storage, worktop space and room for a dining table. A separate WC completes this level.

Upstairs are two well-proportioned double bedrooms, both offering flexible space for bedroom furniture or home working. A modern bathroom room with a Velux window serves this floor, whilst additional loft storage provides useful practicality.

Externally, the property benefits from a private rear garden, accessed via a separate pathway. There is also a substantial outbuilding offering useful storage or potential for use as a home office or studio.

Avington Grove is a quiet no-through road conveniently positioned for the amenities of central Penge, including a variety of independent shops, cafés and restaurants. Both Penge East and Penge West stations are within walking distance, providing connections into Central London, whilst several local parks and green spaces are also close by.

Offering generous accommodation, a private garden and a peaceful setting overlooking a park, this property is ideal for buyers seeking a spacious period conversion on a sought-after, tree-lined residential cul-de-sac, with the convenience of Penge's amenities and excellent transport links close at hand.

EPC: E | Council Tax Band: C | Lease: 97 years remaining | SC: Nil | GR: Nil | BI: TBC

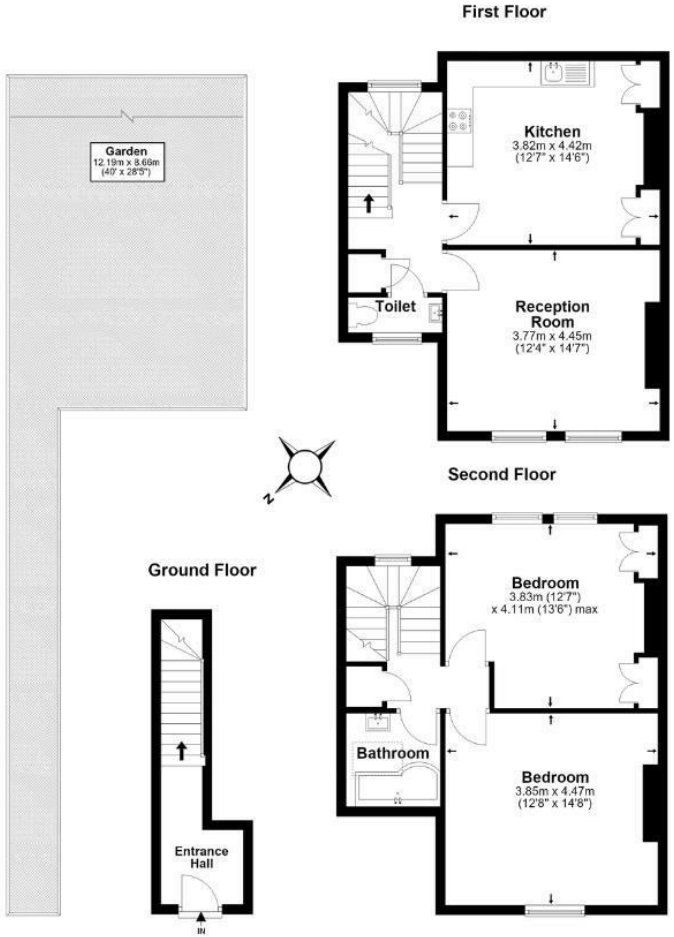




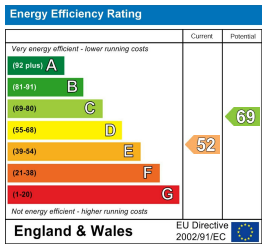

Floorplan

Avington Grove, SE20
Total* = 94.4 sq. m / 1015.8 sq. ft
Second Floor = 43.6 sq. m / 469.5 sq. ft
First Floor = 44.4 sq. m / 477.4 sq. ft
Ground Floor = 6.4 sq. m / 69.0 sq. ft
[ ] = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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