



Padua Road, London

Offers Over £280,000



Property Summary

Propertyworld proudly presents this attractive one-bedroom Victorian conversion to the sales market. Situated on a quiet residential street, the property is just a short stroll from Penge High Street, offering a wide choice of independent shops, coffee houses, restaurants and gastropubs. Excellent transport links are also close by, with rail services available from Penge East, Penge West, Anerley and Birkbeck, together with tram and numerous bus routes providing convenient connections across London, including night bus services. The beautiful Crystal Palace Park and a variety of other green spaces are also within easy reach.

At first glance, this home appears to form part of the ground floor of an attractive Victorian house. However, the accommodation is arranged over two levels, occupying both the hall floor and upper floor, creating a practical and appealing split-level layout. A particular highlight is the direct access to the rear garden, which can be enjoyed from the kitchen.

The lounge sits centrally within the property and leads through to the kitchen, which is fitted with a range of wall and base units, together with an integrated oven and hob. From here, a door opens directly onto the lawned rear garden. This outside space is undoubtedly one of the standout features of the home, offering a lovely private area to relax, entertain or enjoy during the warmer months.

From the lounge, stairs lead to the upper level where you will find the bedroom, overlooking the rear garden and offering a pleasant outlook. The bedroom benefits from an en-suite bathroom, complete with a three-piece suite and, importantly, a good level of space.

Offered to the market with no onward chain, this characterful Victorian conversion combines a convenient location, versatile split-level accommodation and direct garden access. An appealing opportunity for first-time buyers, professionals or investors alike, this property is certainly one not to be missed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- One Bedroom
- Victorian Conversion
- Split-level accommodation
- Upstairs Bedroom and Bathroom, W/c
- Direct access to rear gardens
- Gas central heated and double glazed
- No Onward Chain
- Shared Freehold Tenure
- Council Tax Band B
- Epc rated D

Our Vendor Loves...

The flat feels like a starter home, having the bedroom and bathroom on another floor and the part was having access to rear garden, which was part of the reason I bought it, initially.

The neighbours are great - very friendly and its in a very nice residential street

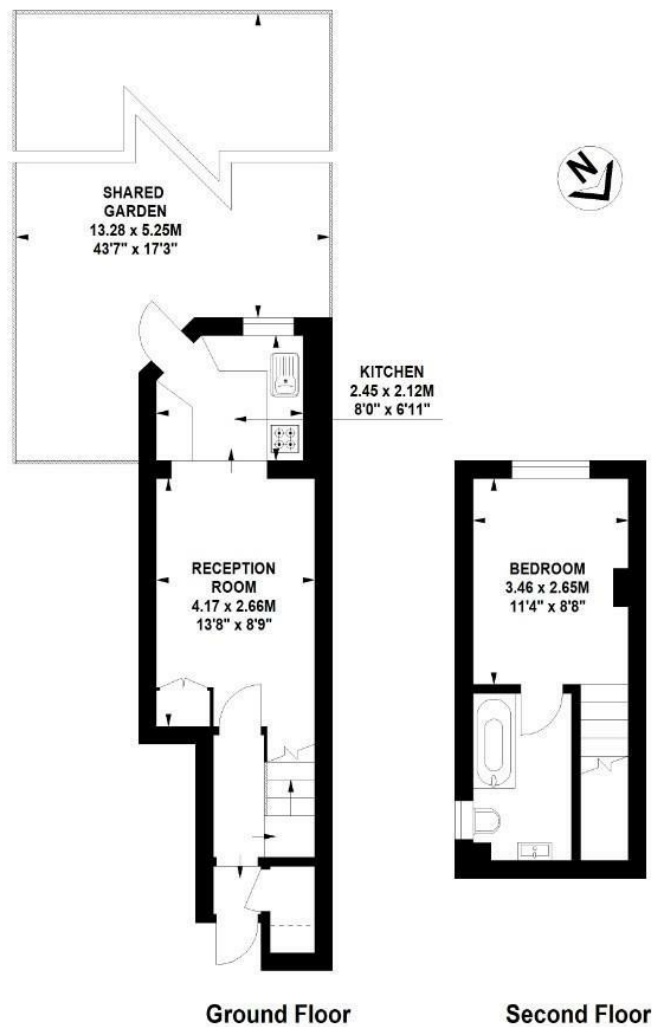




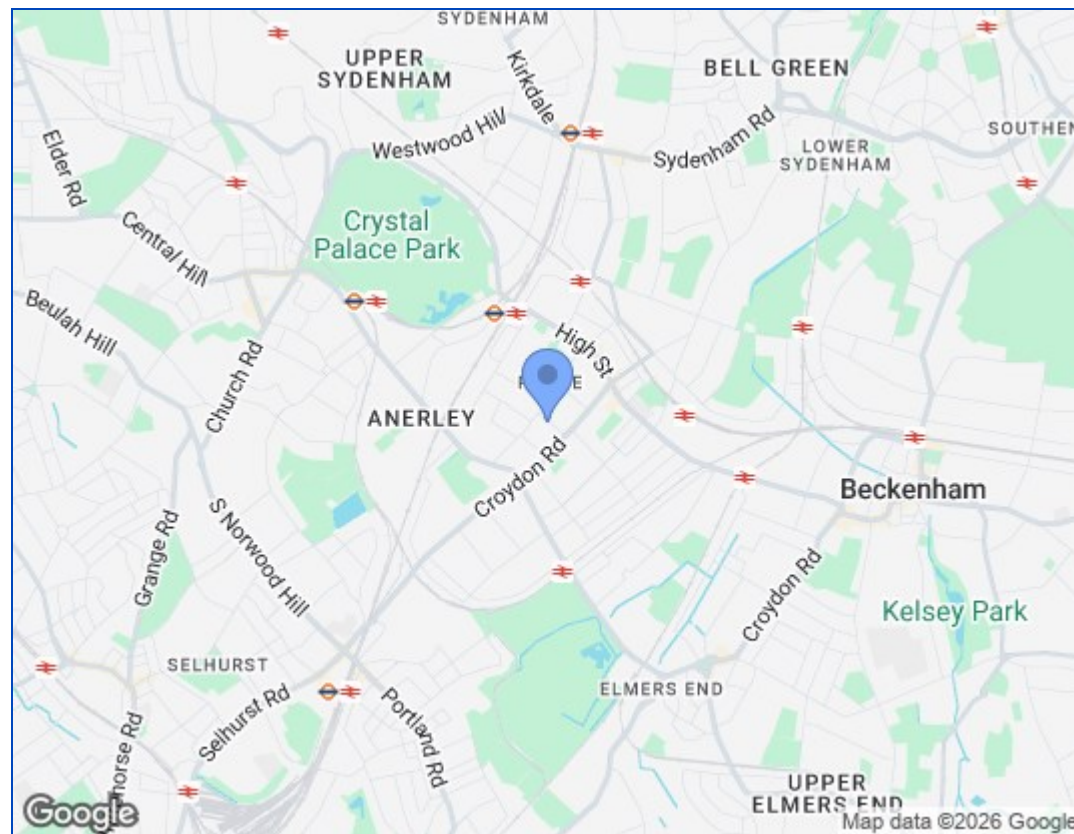
Padua Road

APPROXIMATE GROSS INTERNAL AREA

39.11 m² / 421 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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