



## 77A High Street

London, SE20 7HW

**Offers In Excess Of £220,000**

Nestled in the heart of Penge, London, this charming one-bedroom flat on High Street offers a delightful blend of Victorian character and modern living. Spanning 536 square feet, this first-floor residence is perfect for individuals or couples seeking a comfortable and stylish home.

As you enter, you are welcomed into a bright and airy open-plan kitchen and living area, ideal for both relaxation and entertaining. The space is thoughtfully designed, allowing for a seamless flow between cooking and socialising. A unique feature of this flat is the split-level layout, with stairs leading down to the cosy bedroom, providing a sense of privacy and tranquillity.

The property boasts a well-appointed bathroom, ensuring convenience and comfort. With its Victorian charm, the flat retains many original features, adding to its appeal. The new lease is currently in the process of being extended, offering peace of mind for future ownership.

Being sold chain-free, this flat presents an excellent opportunity for first-time buyers or investors looking to enter the property market in a vibrant area. Penge is known for its friendly community, local shops, and excellent transport links, making it a desirable location for those who appreciate both convenience and charm.

In summary, this delightful one-bedroom flat on High Street is a rare find, combining historical elegance with modern amenities. Don't miss the chance to make this lovely property your new home.

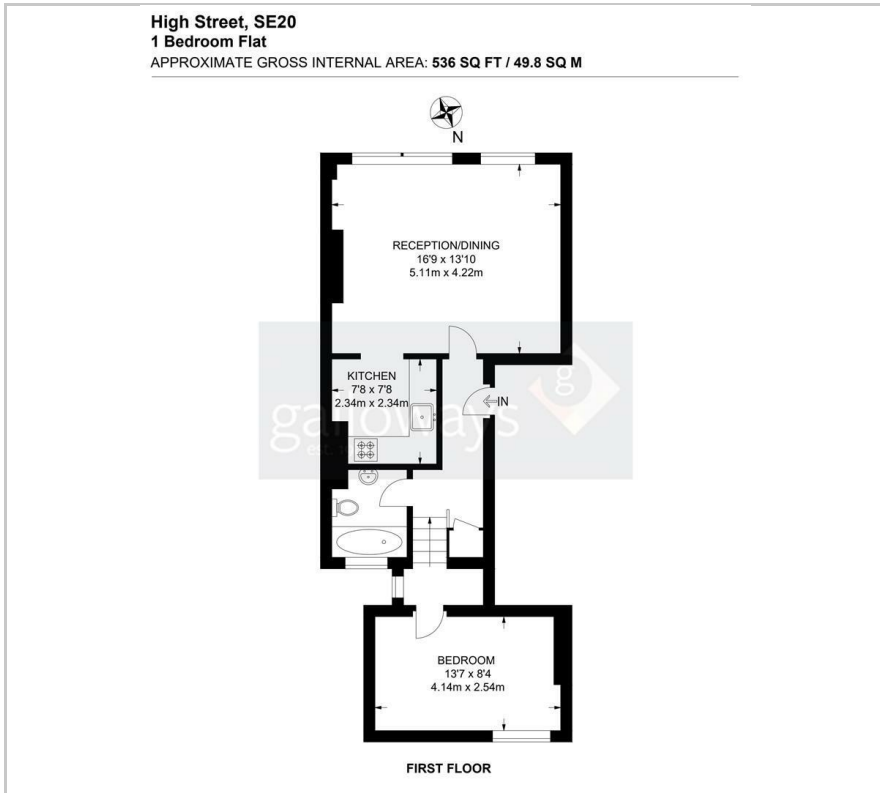
- ONE BEDROOM FLAT
- VICTORIAN PERIOD
- SOLD CHAIN FREE
- OPEN PLAN KITCHEN/LIVING AREA
- FIRST FLOOR
- LEASE IS IN THE PROCESS OF BEING EXTENDED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 4 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)

### Viewing

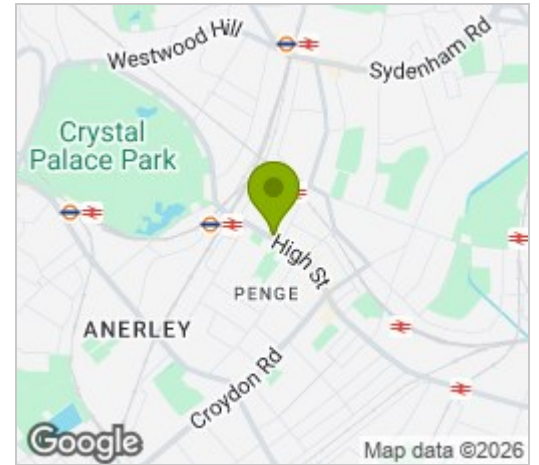
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



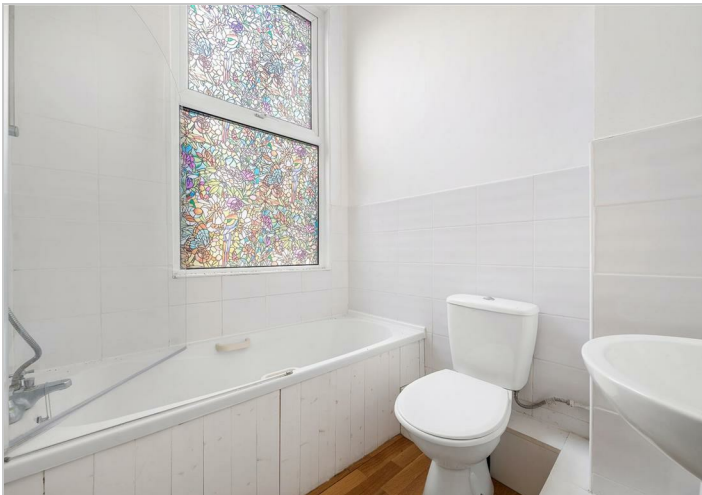
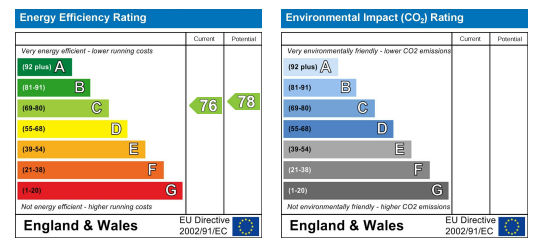
## Floor Plan



## Area Map



## Energy Efficiency Graph



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