



All enquiries Ref: James Paterson



- Freehold two floor mid terrace house within a prominent Grade II listed building
- Full vacant possession

#### Location:

The property is situated on Watermens Square, High Street between its junctions with Penge Lane and St John's Road. Public transport links include Penge East and Penge West mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A234 and A213. Shopping amenities can be found locally within Penge, with an extensive range of shops, bars and restaurants being found in Penge High Street and Blenheim Centre. Recreational pursuits can be found locally at the open spaces of Penge Recreation Ground and Crystal Palace Park.

#### Description:

Freehold mid terrace house arranged over ground and first floors within a prominent Grade II listed building requiring modernisation.

#### Accommodation:

First floor: Two bedrooms,  
Ground floor: Reception room, dining room, kitchen, bathroom/WC  
Outside: Communal gardens

#### Gross Internal Area (GIA) Approx:

73 sq m (788 sq ft)

#### EPC rating: D

#### Council Tax Band: D

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

