



23 Royal Waterman Square

London, SE20 7EL

Price Guide £375,000

Galloways are delighted to present this rare-to-market and extremely sought-after one-bedroom Grade II listed Victorian freehold cottage in Waterman's Square. Rich in history and nestled behind high ornate iron railings, this stunning development was built in the 1840s and designed by architect George Porter for retired members of the Watermen and Lightermen's Company of the City of London. Boasting striking Gothic-style architecture, Waterman's Square is one of the most prominent and oldest examples of Victorian almshouses in South London.

This delightful home is full of character and has been fully renovated to an exceptional standard throughout, blending modern living with its unique period charm. The property benefits from a newly fitted Howdens kitchen with integrated appliances, a stylish bathroom with patterned tiling and a contemporary suite, and a welcoming reception room ideal for relaxing after a long day. Upstairs, you'll find a double bedroom with built-in wardrobe space and access to a fully boarded loft, offering superb additional storage. The home has been completely rewired with a new fuse board, and also benefits from a brand-new central heating system and boiler.

Residents also enjoy access to beautiful communal gardens and landscaped grounds, providing a peaceful retreat right in the heart of Penge. The highly regarded Crystal Palace Park is just a short walk away, along with an excellent array of local shops, restaurants, cafés, and amenities.

This unique property offers a rare opportunity to own a piece of Penge's rich history, combining the timeless character of a Grade II listed building with the convenience of modern living.

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.

- GUIDE PRICE £350,000 - £375,000
- RARE TO MARKET GRADE II LISTED VICTORIAN FREEHOLD COTTAGE BEING SOLD CHAIN FREE
- DESIGNED IN THE 1840S BY GEORGE PORTER FOR THE WATERMEN AND LIGHTERMEN'S COMPANY
- FULLY RENOVATED TO AN INCREDIBLE STANDARD WHILST RETAINING HISTORIC CHARM
- NEWLY FITTED HOWDENS KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE AND ACCESS TO FULLY BOARDED LOFT STORAGE
- ACCESS TO STUNNING COMMUNAL GARDENS AND LANDSCAPED GROUNDS
- COMPLETELY REWIRED WITH NEW FUSE BOARD, CERTIFICATION, NEW HEATING SYSTEM & BOILER
- PRIME LOCATION IN THE HEART OF PENGE CLOSE TO CRYSTAL PALACE PARK AND LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS: PENGE EAST TO VICTORIA (18 MINS), PENGE WEST TO LONDON BRIDGE & OVERGROUND TO CANARY WHARF



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Floor Plan


Area Map

Watermen's Square, SE20
1 Bedroom House

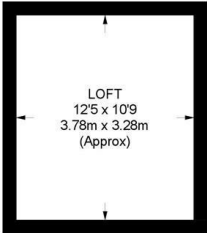
APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **535 SQ FT / 49.7 SQ M**
 APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **402 SQ FT / 37.3 SQ M**

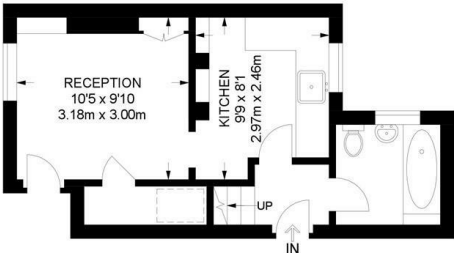


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FIRST FLOOR

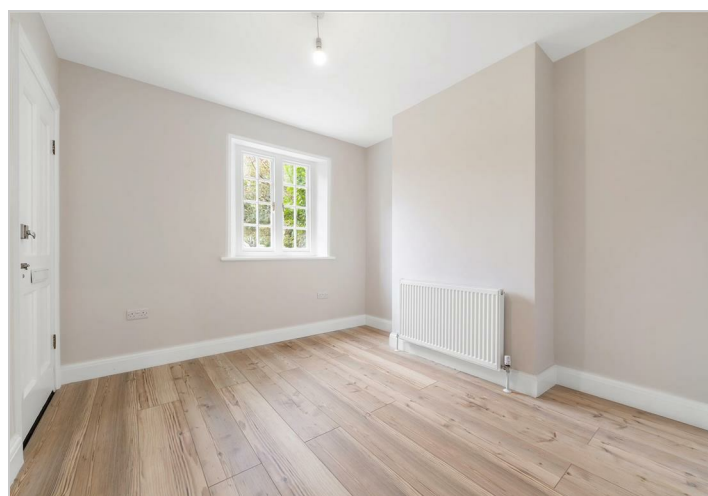
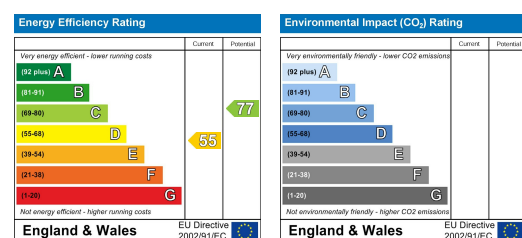




GROUND FLOOR



Energy Efficiency Graph



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