



## Southey Street, London

Offers In Excess Of £670,000



## Property Summary

Block viewing on Saturday 30th of May at 12 midday -1pm

All potential Buyers must be fully proceedable -Under Offer, sold or Nothing to Sell  
Propertyworld is delighted to present this exceptional three-bedroom family home, offered to the market with no onward chain, ideally positioned on the highly sought-after Southey Street. Recently refurbished to an impressive standard throughout, the property seamlessly combines elegant period charm with stylish contemporary finishes, creating a truly turn-key home ready for immediate occupation.

Arranged over two spacious floors, the accommodation offers bright, beautifully proportioned living space throughout. The ground floor features a stunning front reception room with a large bay window flooding the space with natural light, alongside a second reception/dining room perfectly suited for entertaining. To the rear, the impressive kitchen/diner boasts a range of sleek modern units, contrasting worktops, large-format floor tiles, and integrated appliances.

Upstairs, the property offers three generous double bedrooms and a beautifully appointed family bathroom complete with skylight, creating a bright and luxurious feel. There is also a substantial loft space with excellent potential for conversion, subject to the necessary planning permissions.

In addition, the property currently benefits from an extra ground floor bathroom/WC, which could alternatively be reconfigured to further enhance the living accommodation if desired.

Situated on the friendly and community-focused Southey Street in the heart of Penge, the property is just moments from the ever-popular Southey Brewery and within easy reach of Penge West, Penge East, and Clock House stations. Crystal Palace Park, an excellent selection of gastropubs, restaurants, cafés, and Penge's thriving independent scene are all close by, making this an ideal location for families and professionals alike.

A superb home in a prime location — early viewing is highly recommended

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Three bedrooms
- End of Terrace family Home
- Re-furbished throughout
- First and ground floor bathrooms., W/c
- Two separate reception rooms
- Gorgeous kitchen Diner
- No onward chain
- Freehold Tenure
- Council Tax Band C
- Epc rated D

## Our Vendor Loves...

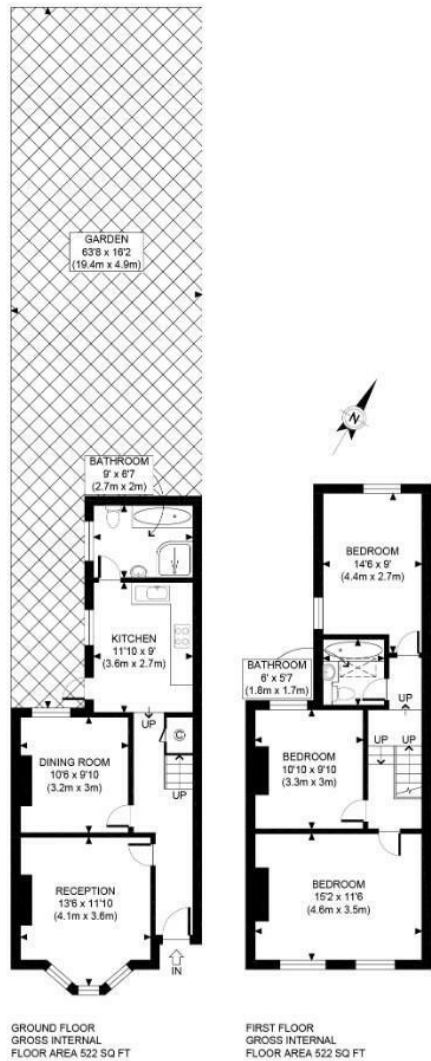
We have refurbished this home with lots of love and affection and whoever buys it will not regret it.

There is so much development you could do to the property also.

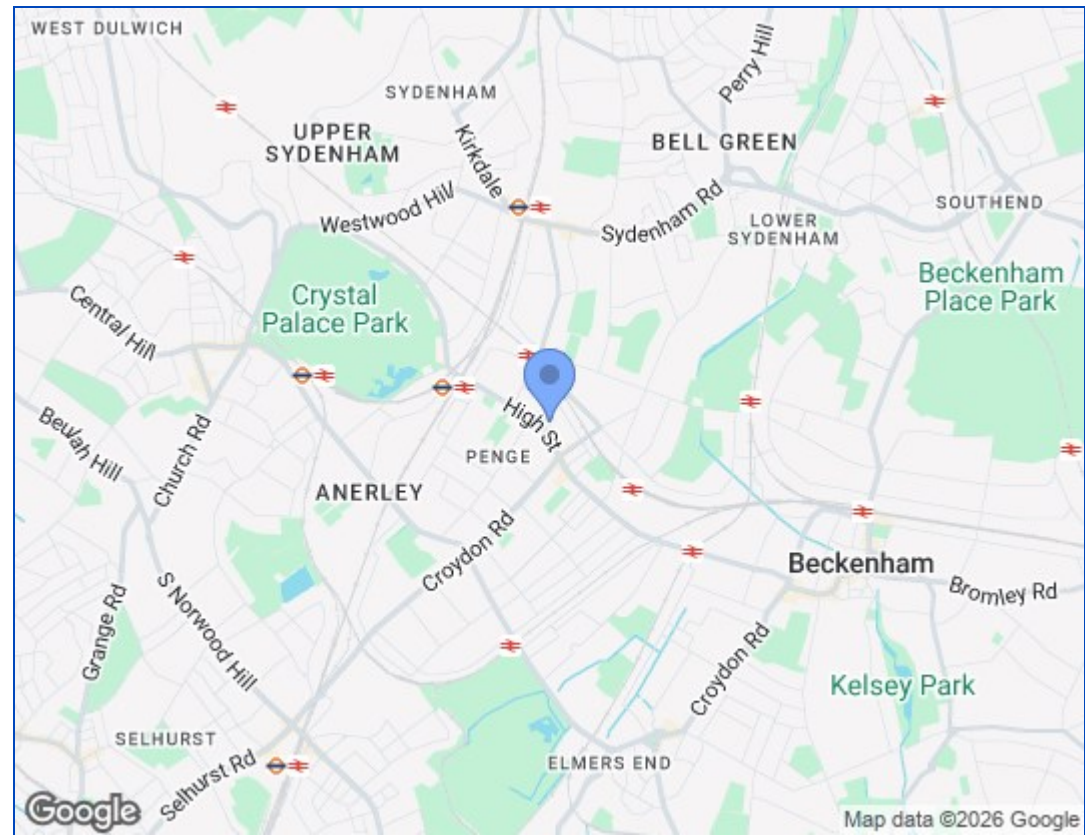
Its a great street and perfectly positioned.







<b>APPROX. GROSS INTERNAL FLOOR AREA 1044 SQ FT / 97 SQM</b>	Southey street
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	<small>Age: 2005/26</small> <b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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