



High Street SE20  
Offers over £375,000

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# In general

- Direct access to a private walled garden
- Convenient location
- Excellent condition
- Long lease
- Exposed brickwork
- Kitchen / diner
- Separate utility area
- Period features

# In detail

A warm, inviting and characterful one bedroom garden flat conveniently positioned nearby Crystal Palace Park and multiple transport links

This generously proportioned Victorian conversion has been maintained and upgraded by the current owner to offer a pleasant and immediately enjoyable space, which could make for an ideal first buy. A light and bright reception room includes a bay window, stripped wood flooring and a beautiful feature fireplace, whilst the kitchen / diner boasts a bay window seating area, exposed brickwork, and a handy utility space. The bedroom is at the rear of the property and provides a calm and relaxing retreat, with a recently replaced sash window.

Externally there is direct access to a low maintenance private walled garden, which is the perfect place for relaxing or entertaining on summer days.

This location works well for both Penge East and West rail links, also a wealth of amenities on the High Street and proximity to central Crystal Palace.

EPC: D | Council Tax Band: D | Lease: 150 years remaining | SC: £0 | GR: £250pa | BI: £379.83





# Floorplan

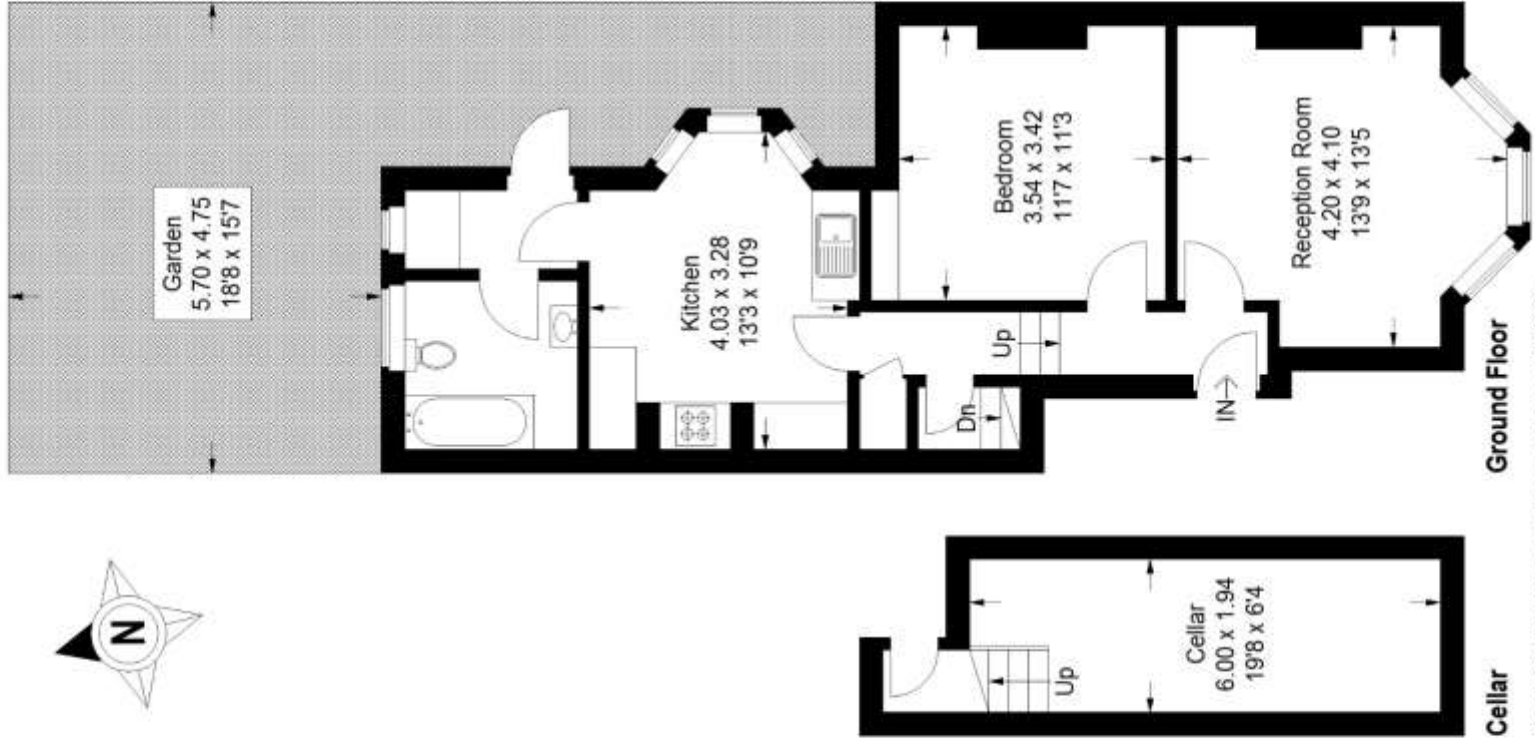
High Street, SE20

Approximate Gross Internal Area

Cellar = 12.6 sq m / 135 sq ft

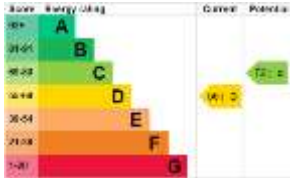
Ground Floor = 55.3 sq m / 595 sq ft

Total = 67.9 sq m / 730 sq ft



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