



Penge Road SE25
£425,000

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In general

- Three bedrooms
- A share of the freehold
- Split level accommodation
- Private rear garden
- Convenient location
- Separate WC
- Attic storage space

In detail

A spacious three bedroom split level period conversion boasting direct access to a private garden and positioned moments from rail links.

This impressively proportioned property totals 1047 sq ft / 97.3 sq m of light-filled accommodation and offers a well appointed layout, arranged over the first and second floors of the building.

The entrance level includes a double-aspect reception room with large double glazed windows, a WC, third bedroom/ second reception, and a spacious kitchen with plenty of work and storage space.

Upstairs there are two large bedrooms with bespoke fitted wardrobes and access to a generous attic space which replicates the floor plate of the second level.

Externally there is a low maintenance private garden with a south westerly aspect.

This location is well placed for both Norwood Junction rail (fast to London Bridge) and Harrington Road tram, also various parks, sought after schools, and leisure options.

Certainly an excellent long-term opportunity for those seeking space, with the benefit of a share of the freehold.

EPC: D | Council Tax Band: C | Lease: 113 years remaining | SC: £0 | GR: £0 | BI: £285.00



Floorplan

Penge Road, SE25

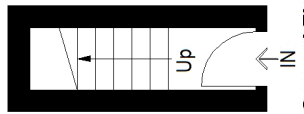
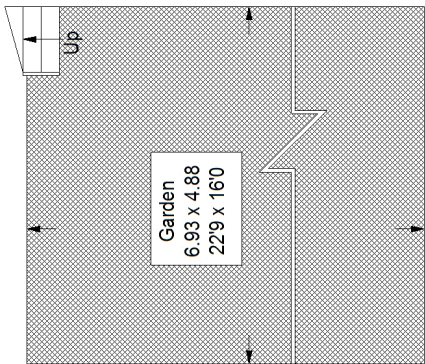
Approximate Gross Internal Area

Ground Floor = 2.6 sq m / 28 sq ft

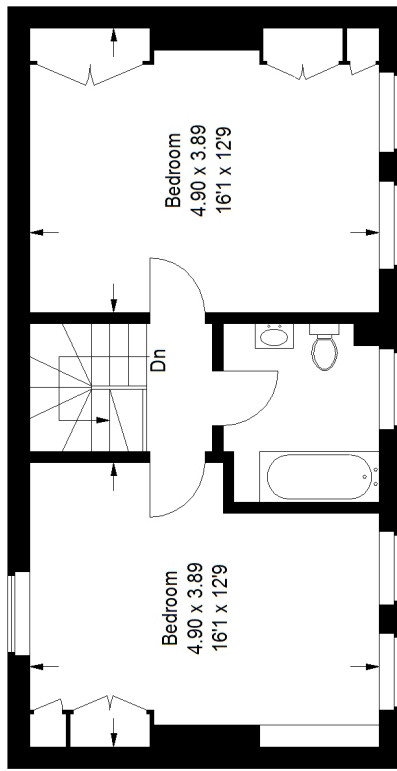
First Floor = 47.4 sq m / 510 sq ft

Second Floor = 47.3 sq m / 509 sq ft

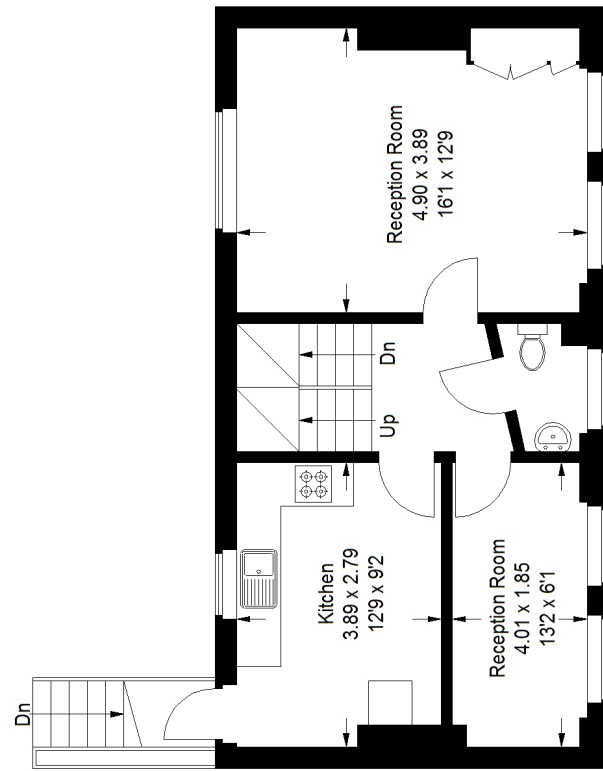
Total = 97.3 sq m / 1047 sq ft



Ground Floor



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	78 C

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