



St John's Road, Penge

Offers in excess of £475,000

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## Property Summary

Propertyworld is proud to offer this STUNNING, THREE BEDROOM, UPSIDE DOWN, SPLIT-LEVEL APARTMENT, to the Sales Market. Offering over 1000 square feet of living space, across three floors, including glass Juliet balconies to both lounge and kitchen - this is rare and beautiful. The property further benefits from NO ONWARD CHAIN, an abundance of storage. Flooded in natural light throughout, we consider St John Road to be one of the most sought after locations, within SE20 and conveniently located just a minute or two walk of PENGE EAST RAIL STATION, as well as having PENGE WEST RAIL STATION again just minutes walk further along.

The accommodation is spacious and beautifully proportioned, with generous room sizes. The details include: fabulous lounge - almost front to rear, with leafy views from the fully glazed aspect - and flooded in natural light from the velux windows, soft carpets and neutral decor. A couple of steps down, sits a striking modern kitchen, providing a range of white cupboards, contrasting tiling and finished with a butcher's block style worktops. The floor below offers THREE, spacious bedrooms - all beautifully presented plus a crisp white, hotel style bathroom. Importantly to note too - The MASTER BEDROOM COMES WITH EN-SUITE and also includes beautiful range of wall-to-wall, partly mirrored door wardrobes. This is a rare find, being a modern home, inside a once Victorian house. A gorgeous space, a cosy home and a place to rest, entertain and enjoy! To view this property - Call Propertyworld on 020 8659 1005. Please note, that we ask that all prospective purchasers must be in a position to proceed - having either nothing to sell, or be under offer.

## Key Features

- Three bedrooms
- Victorian Conversion
- Split-level accommodation
- Arranged over three Floors
- Sought after location
- Long Lease
- Excellent Condition throughout
- TWO JULIET BALCONIES
- Gas central heating
- Double glazing
- NO ONWARD CHAIN

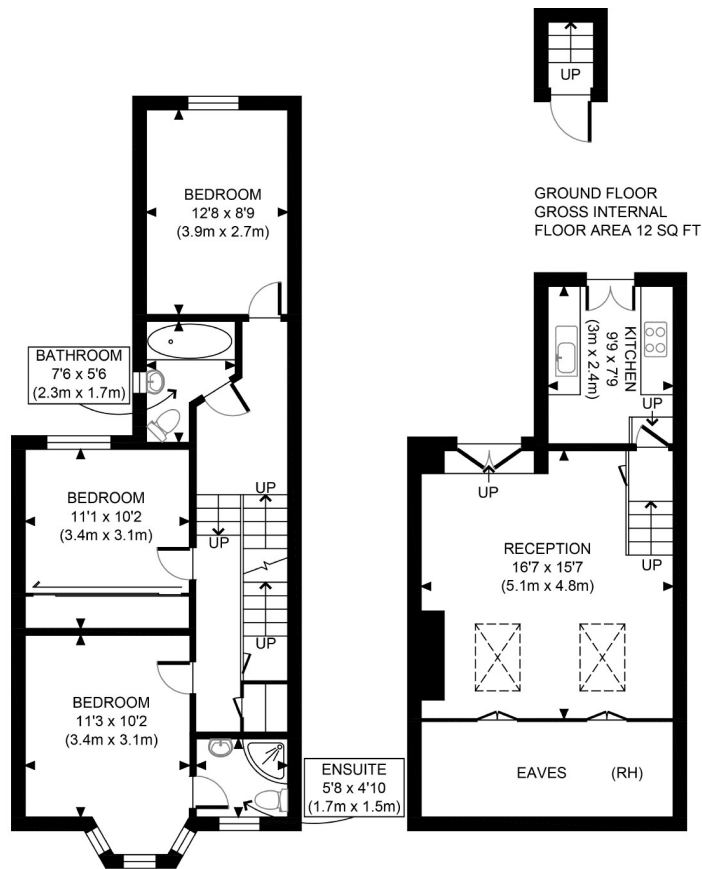
## Our Vendor loves...

Our Vendor loves.....

" The minute we saw this property, we knew this was the home for us. The lounge is just amazing, no one above or below us - front to rear! Its a huge place and we have always felt its much, much bigger than a lot of other apartments out there and so has so much to offer!







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 564 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 432 SQ FT  
FLOOR AREA WITHOUT EAVES 337 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1008 SQ FT / 94 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 913 SQ FT / 85 SQM  
 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

St. Johns Road

date 10/11/21



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		82	82
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.