



Wordsworth Road, Penge

Price Guide £300,000



Property Summary

Propertyworld is delighted to bring to market this well presented, one bedroom apartment with private parking and communal garden in Ridgeway Court, Wordsworth Road. Generously proportioned, with a stunning reception / kitchen that is over 23ft in length at its longest point, the accommodation is bright and airy with an abundance of natural light.

The property has a fresh desirable feel, with clean neutral décor, high spec laminated wooden flooring and a recently upgraded modern bathroom suite with spacious walk-in shower. The reception is the focal point, a large room that is comfortably big enough to accommodate a dining area as well as plenty of space to chill and kick back. Several large, double-glazed windows and fullwidth glazing in the kitchen help flood the room in sunlight. The bedroom is a roomy double which also benefits from a huge built in wardrobe providing plenty of storage. The kitchen is a fitted galley style, with wooden units, and space for a standalone oven, washing machine, fridge freezer and dishwasher (all included in the price!). Finally, the bathroom; upgraded by the current owner, and now a uber cool shower room – the perfect place to pamper.

The building has just 8 flats, is quiet and well maintained, with A Right top Manage. The property will come with a newly extended lease too, allocated parking in the private car park and NO CHAIN. Location wise you will be spoilt by the choice of coffee houses, cafes, independent gastropubs and excellent local restaurants. There are numerous mainline train and Overground stations within a short walk including Penge East and West providing fast regular services into London and beyond. And finally, the green spaces, including the award winning Crystal Palace Park, just a short stroll away.

This is a first-time buyers dream and we anticipate lots of interest – please call Propertyworld to secure the chance to see for yourself.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

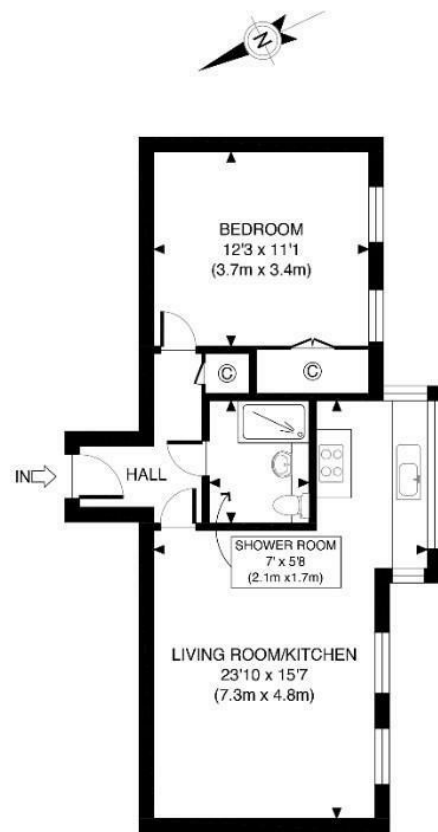
- One bedroom
- Purpose built flat
- Top floor accommodation
- Spacious accommodation
- No onward chain
- Newly extended lease 125 yrs
- Allocated Parking
- Comunal gardens
- EPC Rating: C
- Council Tax Band B

Our Vendor Loves...

"I have been so happy living here. Fantastic panoramic views with shedloads of daylight from sunrise to sunset. Big living space, great for having friends over for dinner. Excellent shower to wake you up in the morning. Communal garden which is great for a summer barbecue or picnic. Includes a parking space so no worries about getting a space nearby. Surrounded by some of the best street art and murals in London. Short walk to Penge East station and not far from Penge West. Fifteen minutes to New Beckenham, Clock House and Kent House – you can get to anywhere in London from here with ease. Plus all the lovely things Penge has to offer – the incredible Himalayan Kitchen (and the family who own it) on the corner, Antonella's for weekend brunch, Alexandra Nurseries for plants, cards, coffee and cake, Friends of Flavour for great Italian food, the fantastic Southey Brewery where you can get an excellent locally brewed pint for a fiver and the Alexandra pub for a good pizza. Lots of convenience with Tesco Express, Londis, Sainsbury's, Mega Saver, and my favourite, the Penge Food Centre. Easy access to lovely green space, 10 minute walk to Crystal Palace Park, less than 5 minutes to Alexandra Recreation Ground, 10 minutes to Cator Park, and South Norwood Country Park a 15 minute walk. Beckenham Place Park also walkable."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT

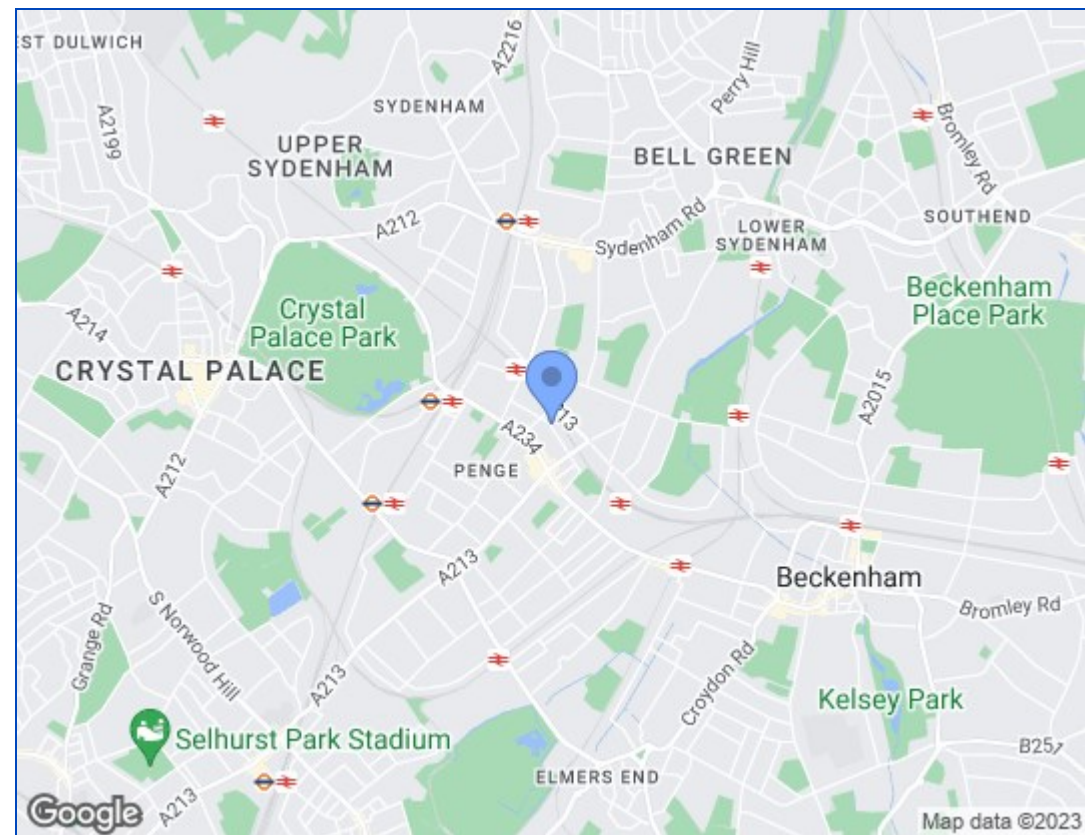
APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQM

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

Ridgeway Court

date 17/05/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

