



High Street, London

Asking Price £450,000



Property Summary

Propertyworld is pleased to offer this beautifully presented, TWO DOUBLE BEDROOM, VICTORIAN CONVERSION APARTMENT, flat to the sales market. Packed with period charm that so many crave, the layout is arranged over three floors, within a Victorian, semi-detached house, in the heart of SE20. The property is perfectly placed for both PENGES EAST AND PENGES WEST mainline rail stations, all local amenities and only a five minute walk to beautiful Crystal Palace Park. The accommodation really is spacious in our opinion, offering beautifully proportioned living spaces - mainly spread over the first and second, entire floors. The details include: a large, stunning kitchen / diner with an extensive range of wall and base units, range cooker, wood floors, integrated appliances and sash window to rear, pretty lounge to front, with a period style feature fireplace, stunning decor, two tall sash windows, cornicing and repeat exposed floorboards, the bathroom is simply gorgeous! Offering a freestanding roll top tub with iconic overhead shower, draped shower curtains and a beautifully tiled floor with contrasting to the wall tiles, completed with a Victorian shower wash basin and deep blue partially painted walls. There is a separate W.C further along the corridor.

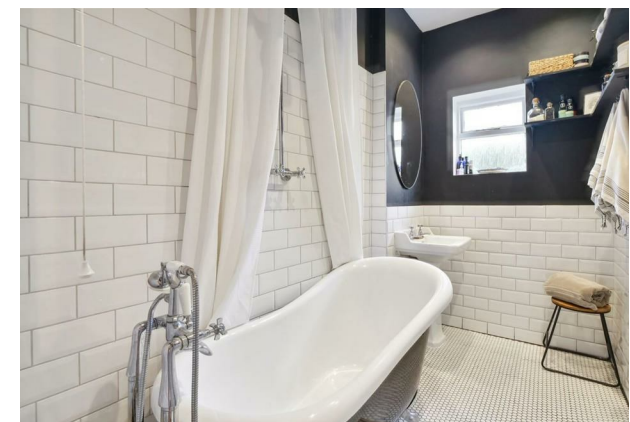
Up on the first floor, there are two GENUINE double bedrooms. The Master Bedroom is really eye -catching from the moment you enter the room. As well as having a large integral storage cupboard, there's access to an additional room - directly off the Master bedroom, currently set up as an office/study. However there is scope for a range of different uses. The Second bedroom is a fantastic double in size and boasts a feature fireplace. Outside the property boasts an extensive communal garden to rear which really has to be seen to be appreciated. This is a unique home and must be viewed to be fully appreciated

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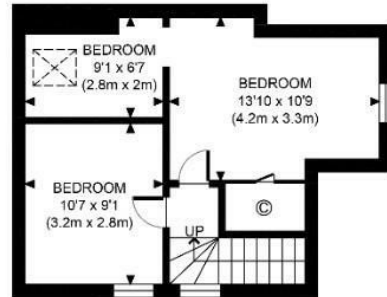
- Two double bedrooms
- Victorian Conversion
- Own Private entrance
- Split-Level Accommodation
- Stunning kitchen/diner
- Beautifully presented throughout
- Gas central heated
- Packed with Victorian charm
- Extensive communal lawns
- Fantastic location!

Our Vendor Loves...

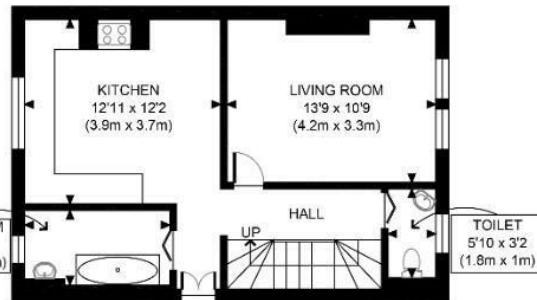
We've lived here for five years and it has been wonderful. Aside from the transport links and ease of access to shops and Crystal Palace Park, the flat itself is big enough to entertain friends and family, and the office space means that working from home is easy. We love the working fireplace, which makes the living room so cosy in winter, and in summer, having access to a big garden and shed is a huge plus. The bedrooms being upstairs makes this flat feel more like a house, and having loft access as well as plenty of cupboards mean that storage is never a problem.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 359 SQ FT



HIGHER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 9 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 481 SQ FT

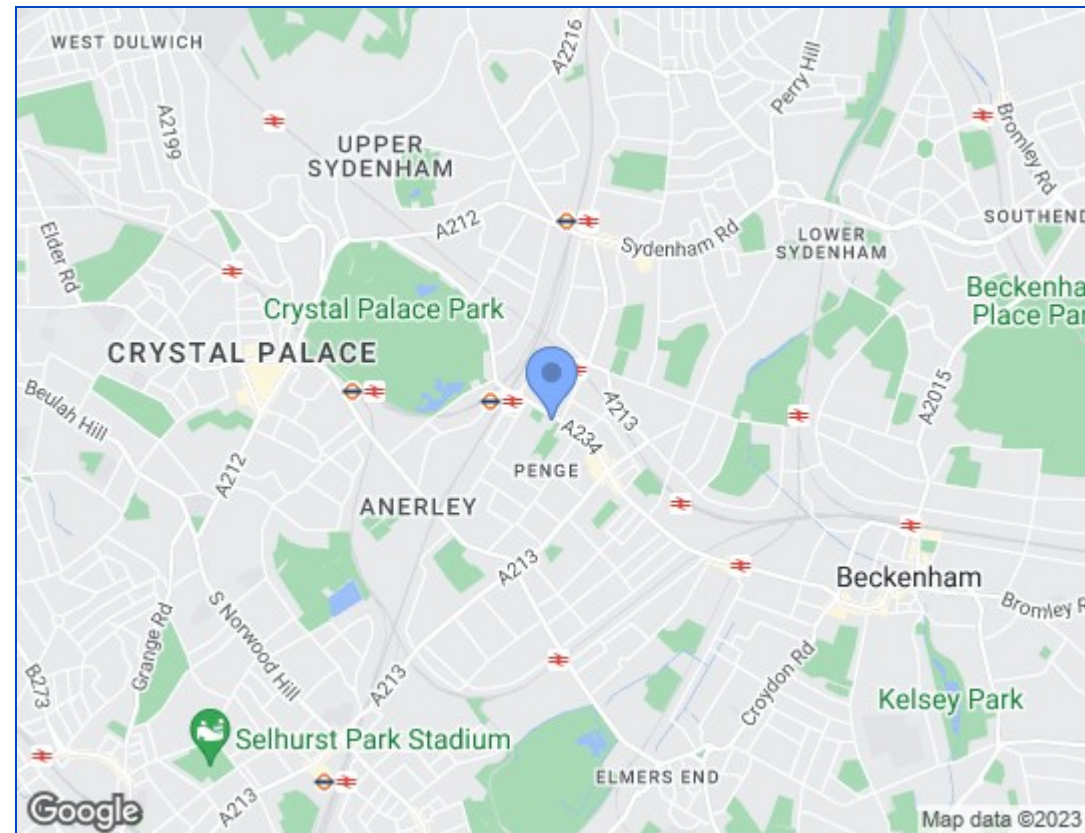
APPROX. GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQM

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

High Street

date 17/01/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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