



High Street, SE20  
£275,000

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# In general

- Charming first floor apartment
- South facing reception overlooking green
- Dining area
- Kitchen
- One double bedroom
- Bathroom
- Good storage
- Excellent transport links
- No onward chain

# In detail

A characterful and charming Victorian apartment, centrally located in Penge within close proximity to the vibrant high street, excellent transport links of Penge East and Penge West, as well as being moments away from Crystal Palace Park.

With superb ceiling height and green open views, there is a wonderful sense of space and an abundance of natural light throughout. The property comprises a generous south facing reception with large bay window framing a green view of playing fields, a dining space which comfortably houses a table for a party of 4 to 6, kitchen, double bedroom and bathroom.

The owner has injected personality and charm by using an eclectic mix of unique furniture, art and accessories creating a cosy space which is inviting.

This location provides easy access to both Penge East (London Victoria) and West (Overground) rail links as well as a wide selection of eateries, coffee shops and convenience stores. Moments away is Crystal Palace Park offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

EPC: C | Council Tax Band: B | Lease: 81 Years Remaining | SC: 15% of ad hoc charges | GR: £100.00 pa | BI: £160.13

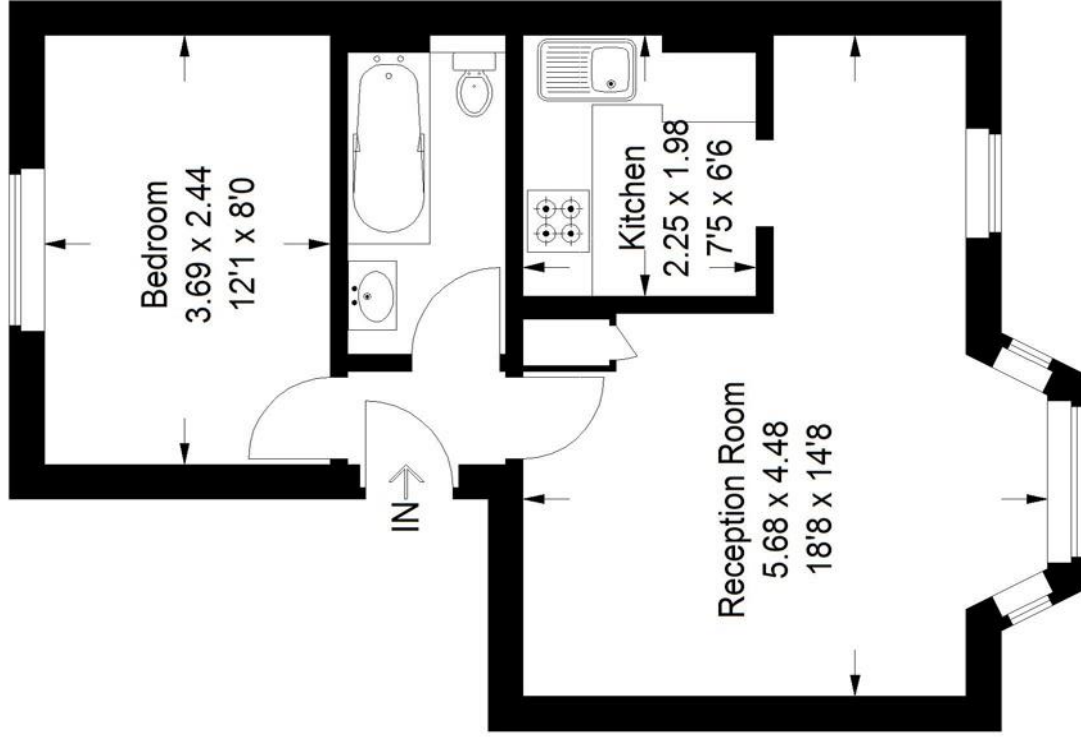




# Floorplan

## High Street, SE20

Approximate Gross Internal Area  
38.3 sq m / 412 sq ft



## 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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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