



High Street, SE20
Offers in excess £350,000

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In general

- Two bedroom period conversion
- No onward chain
- Private entrance
- Central location
- Private terrace
- Nearby multiple transport links

In detail

A neatly presented two bedroom first floor period conversion which is centrally located and available for sale with no onward chain.

This well proportioned property unusually benefits from no adjoining walls and is quietly positioned (and accessed) at the rear of the High Street. A private entrance means no shared common parts and stairs that lead to the accommodation. The main living area is socially open to the kitchen and extends to 24 ft 9 with double doors to a private terrace. This space is nicely segmented with a breakfast bar and provides ample work and storage, whilst working well for those that enjoy entertaining. Both of the bedrooms are good sizes, with the main boasting a bank of fitted wardrobe storage and a door to outside. Otherwise, there is a neutrally finished bathroom with white sanitary ware and a long lease. The terrace is real bonus in summer months and offers extra space for relaxing in the sunshine or entertaining.

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.

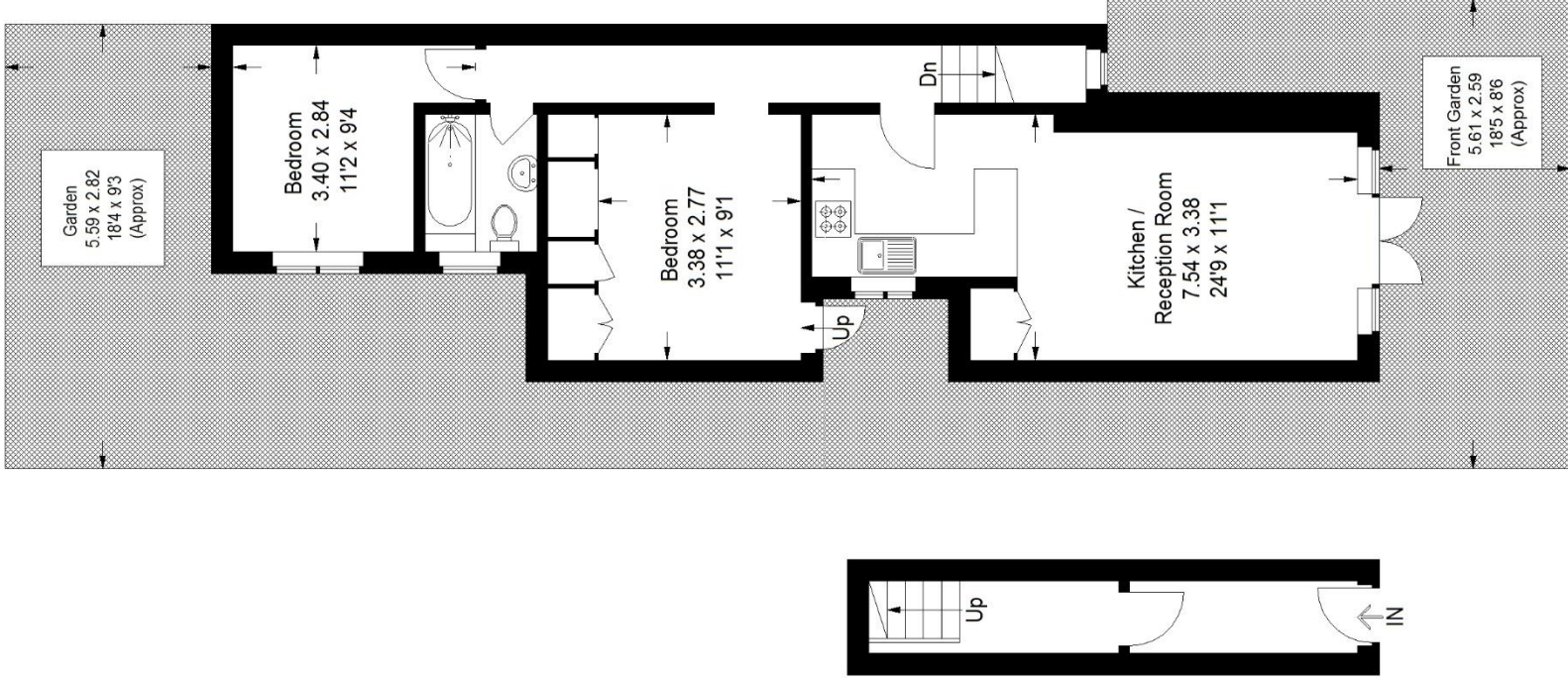
EPC: C | Council Tax Band: B | Lease: TBC | SC: TBC | GR: TBC | BI: TBC



Floorplan



High Street, SE20
 Approximate Gross Internal Area
 62.2 sq m / 670 sq ft



Ground Floor **First Floor**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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