



Flat C 70-72 High Street

London, SE20 7HB

Asking Price £250,000

A brilliant one-bedroom period conversion set in an amazing location overlooking the popular St Johns Church and Watermans Square. The flat offers bright and decent-sized living accommodation and is offered to the market in good condition. Situated within walking distance of Penge East and Penge West train station, plus an abundance of shopping amenities, cafes, and pubs. Also, close by is Penge Recreational Ground and Crystal Palace park. (7 minutes walk to Crystal Palace Park (Penge Gate). The property is being sold chain free.

Council Tax Band B £1351.00pa

Tenure: Leasehold

Lease 125 years commencing from the 21st of August 2007

Ground Rent £150.00pa

Service Charges £1978.00pa

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FLAT
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- NO ONGOING CHAIN
- CONTEMPORARY FITTED BATHROOM
- BEDROOM WITH BUILT IN WARDROBE
- MODERN OPEN PLAN KITCHEN/RECEPTION ROOM
- 5 MINUTES WALK TO PENGE EAST STATION
- 8 MINUTES WALK TO PENGE WEST STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



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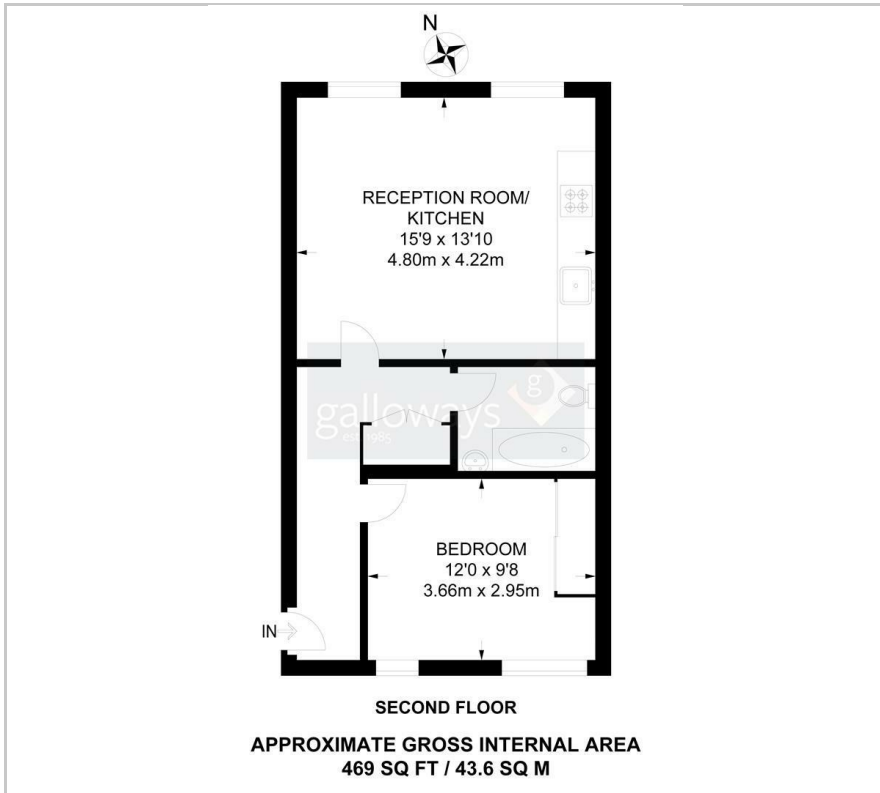


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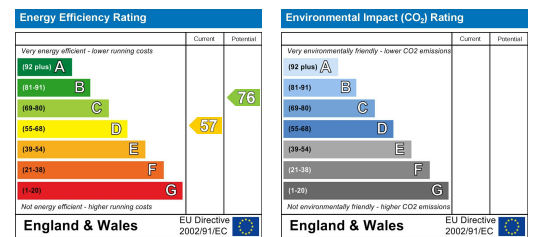
Floor Plan



Area Map



Energy Efficiency Graph



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.