



54 High Street

London, SE20 7HB

Asking Price £230,000

Galloway are delighted to market this beautifully presented ground-floor conversion flat set in an imposing period property. Having been updated throughout, this property would make the perfect first-time buy. The property is positioned perfectly for the convenience of the popular Crystal Palace Park and Penge High street with its array of shops, restaurants, and bars as well as local transport links that include both Penge West and Penge East stations.

Date of Lease 7 March 2011

Term for which the Property is leased 125 years

Remaining Term 111 years

Service Charge approx £1800.00 per year

Ground Rent: £250.00

Bromley Council Tax Band B £1433.00pa

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.

- LISTED BUILDING
- GENEROUS ONE BEDROOM FLAT
- MODERN OPEN PLAN KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOLD CHAIN FREE
- MODERN BATHROOM
- BEDROOM WITH BUILT IN WARDROBES
- 5 MINUTE WALK TO PENGE EAST STATION
- 7 MINUTE WALK TO PENGE WEST STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



1



1



1



B

Floor Plan

Flat 1, 54 High Street Penge

Approximate Gross Internal Area = 46 sq m / 495 sq ft

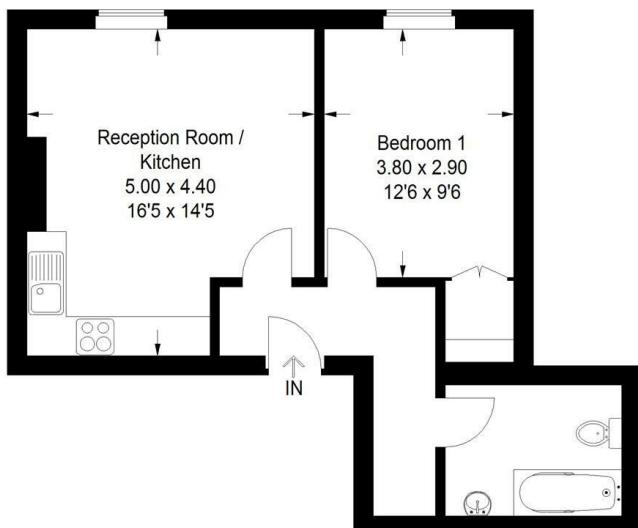


Illustration for identification purposes only, measurements are approximate, not to scale.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(68-80)		C	
(55-68)		D	
(38-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)		A	
(81-91)		B	
(68-80)		C	
(55-68)		D	
(38-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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