



## 64 Station Road

London, SE20 7BJ

**Auction Guide £440,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £440,000  
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Discover the captivating fusion of urban living and Victorian elegance at Station Road, Penge. Galloways proudly presents this three-bedroom terraced house, offering a harmonious blend of comfort and convenience. While this property does require some work and modernising, it presents a unique opportunity to create your dream home in a prime location.

Situated in the heart of Penge, you'll enjoy easy access to Penge East and Penge West train stations, connecting you to London's bustling city center within minutes. Penge takes pride in its proximity to the verdant expanse of Crystal Palace Park, a haven for leisurely walks, jogs, and moments of contemplation, presenting an unrivaled escape into nature.

There are an array of charming local boutiques and shops, showcasing a diverse range of offerings that cater to discerning tastes. Additionally, larger shopping districts are conveniently accessible for a more comprehensive retail experience.

Tenure: Freehold  
Bromley Council Tax Band D £1842.00pa

### 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.

- THREE DOUBLE BEDROOMS
- TERRACED FREEHOLD HOUSE
- IN NEED OF SOME MODERNISATION
- THROUGH RECEPTION ROOM
- CENTRAL HEATING
- GOOD SIZE KITCHEN
- 59 SECS WALK TO PENGE EAST STATION
- 7 MINUTE WALK TO PENGE WEST STATION
- 7 MINUTE WALK TO CRYSTAL PALACE PARK
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



3



1



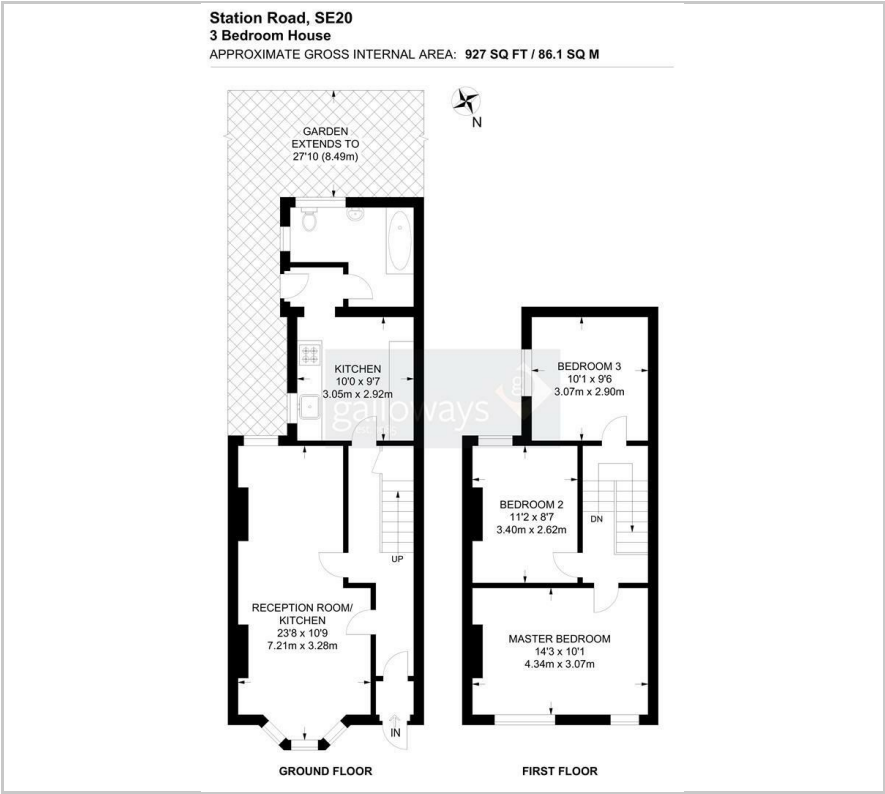
2



1



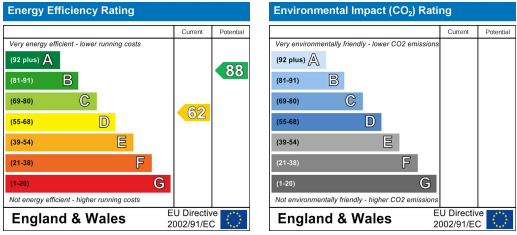
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.