

93 Penge Road

London, SE20 7UN

Guide Price £240,000

GUIDE PRICE £240,000 to £250,000 - Galloways are delighted to bring to market this beautifully presented one-bedroom period conversion flat situated on Penge Road, SE20. Offering an impressive 50.6 square metres of internal space, this well-proportioned home combines a period external look with modern convenience.

Located on the first floor of a Victorian building, the property is in excellent condition throughout, featuring a contemporary fitted bathroom, a modern, fully equipped kitchen, and a generous reception room ideal for both entertaining and relaxing. The double bedroom is well-sized and benefits from plenty of natural light.

Further benefits include secure parking and an excellent location for transport links, making this an ideal purchase for first-time buyers, or investors alike.

Situated conveniently between Penge and South Norwood, the property is within easy reach of a wide range of local amenities, including independent cafés, shops, and Crystal Palace Park.

Excellent transport links are available with Norwood Junction, Anerley, and Birkbeck stations all nearby, offering direct services to London Bridge, Victoria, and Canada Water via the Overground and National Rail. Numerous bus routes also serve the area, providing swift access across South London.

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.

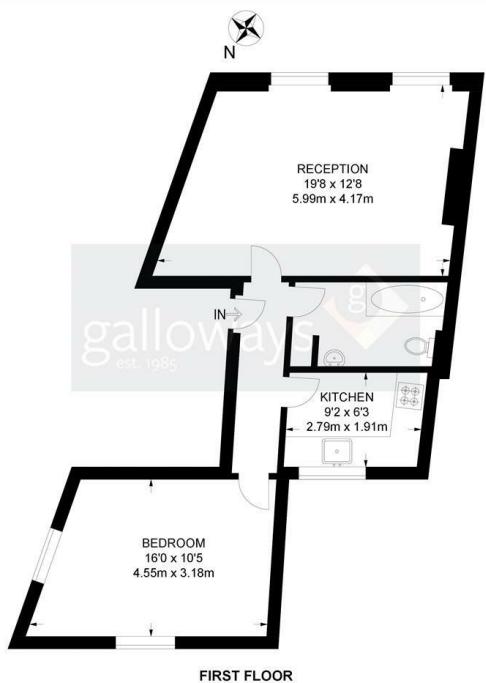
- FIRST FLOOR DOUBLE BEDROOM FLAT
- DOUBLE GLAZED WINDOWS
- CONTEMPORARY FITTED BATHROOM
- MODERN FITTED KITCHEN
- SECURE ALLOCATED PARKING
- CENTRAL HEATING
- 14 MINUTE WALK TO NORWOOD JUNCTION STATION
- 14 MINUTE WALK TO ANERLEY STATION
- 12 MINUTE WALK TO SOUTH NORWOOD COUNTRY PARK
- (WALKING TIMES ESTIMATED VIA GOOGLE MAPS)



Floor Plan

**Penge Road, SE20
1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 545 SQ FT / 50.6 SQ M



Area Map



Energy Efficiency Graph

Rating	Score Range	Current	Points
Very energy efficient - lower running costs	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
Not energy efficient - higher running costs			

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC



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