



## 25 High Street

London, SE20 7HJ

**Asking Price £150,000**

Positioned on the top floor, this one-bedroom flat presents an excellent opportunity for buy-to-let investors seeking strong rental potential in a desirable and well-connected part of South East London.

The property benefits from double glazed windows and gas central heating, offering efficient and comfortable living for prospective tenants. Its location is a major draw; just a short three-minute walk from the open green spaces of Crystal Palace Park, and within very easy reach of local shops, cafes, and everyday amenities.

Transport links are outstanding, with Penge West Station only a four minute walk away and Penge East Station reachable in just six minutes, providing fast and direct services into Central London, making it particularly attractive to professional tenants.

Tenure: Leasehold (61 years remaining)  
Service Charge: Ad-hoc  
Ground Rent: £100.00 p/a  
Council Tax: Band A (£1,362.00 p/a)

This flat offers a bright and airy feel throughout and also benefits from access to loft space, adding an extra layer of practicality. With its strong location, solid transport connections, and appealing features, this property represents a smart and reliable investment in a consistently popular rental market.

### 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.

- CASH BUYERS ONLY
- TOP FLOOR FLAT
- CLOSE PROXIMITY TO AMENITIES
- SHORT LEASE, 61 YEARS REMAINING
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- 3 MINUTE WALK TO CRYSTAL PALACE PARK
- 4 MINUTE WALK TO PENGE WEST STATION
- 6 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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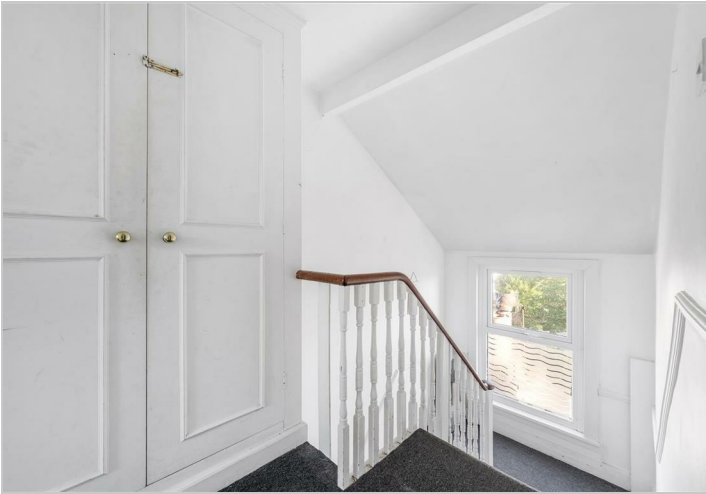
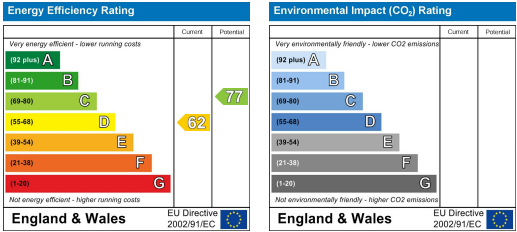
Floor Plan



Area Map



Energy Efficiency Graph



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