



Piquet Road, Penge

Offers in excess of £325,000

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## Property Summary

Propertyworld is proud to act as sole agents on this fabulous ground floor one bedroom conversion flat with stunning PRIVATE GARDEN, SHARE OF FREEHOLD\* and NO CHAIN. This beautiful property is spacious in our opinion with generous room sizes, a great layout and beautifully proportioned accommodation throughout. Offered chain free and flooded in light, this gem of a flat is an ideal first time buy and perfect for anyone looking for a beautiful private garden. Piquet Road is a quiet and attractive residential road of similar properties, close to lots of local amenities, shops, transport links and is easily accessible to the uber trendy CRYSTAL PALACE TRIANGLE.

The property details include: a spacious and nicely presented lounge to front with stripped wood flooring, period fireplace, high ceilings neutral decor and period cornicing, there is a gorgeous kitchen / diner to rear with direct access to the stunning rear garden, plus an extensive range of wall and base units, oak worktop, tiled splashback and more, the double bedroom is a really great size, decorated in neutral tones with fitted carpet plus there is a bathroom with white three piece suite and shower over bath. With lots of period features, lots of storage, great natural light and double glazing, this is a super flat that we expect will generate serious interest in the market. Call Proeprtyworld on 0208 659 1005 to book your appointment to view.

## Key Features

- One bedroom flat
- Ground floor property
- Period conversion
- PRIVATE GARDEN
- SHARE OF FREEHOLD\*
- NO CHAIN
- Fabulous road
- Full of period charm
- Ideal first time buy
- Kitchen / diner
- Must be viewed

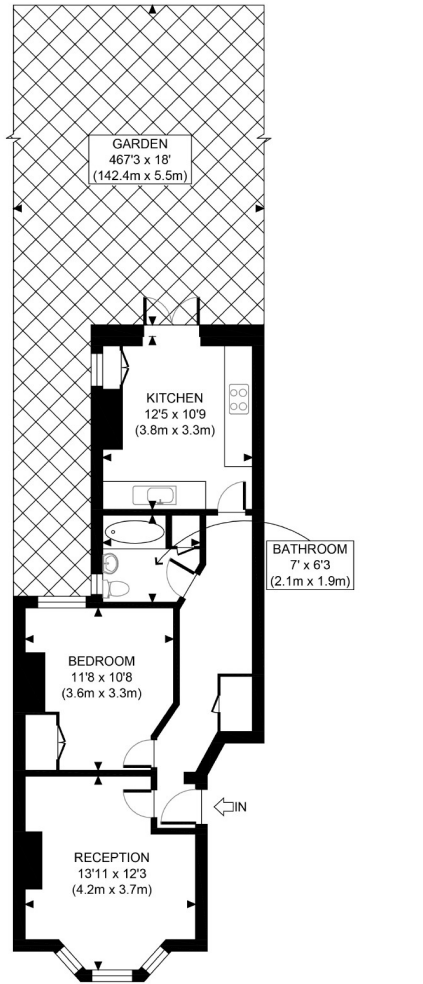
## Our Vendor loves...

Our Vendor Loves...

"The garden is a joy. We loved living in the flat during our time there and know whoever moves in will feel the same".







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 553 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 553 SQ FT / 51 SQM	PICQUET ROAD SE20
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/02/21 <b>photoplan</b>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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