

Parish Lane, London, SE20 7JH



Offers In Excess Of £495,000



## House - Terraced

- Two Bedroom Terraced Property
- Gas Central Heating & Double Glazing
- Very Convenient For Penge High Street
- Penge East BR Station Serves The Area
- Vacant With No Onward Chain

- Recently Modernised Throughout
- Ensuite Bathroom & Shower Room To Bedrooms Plus Downstairs WC
- Front & Rear Gardens
- Potential To Extend Subject To Usual Consents
- Presented To The Market In Beautiful Order Throughout

# Parish Lane, London, SE20 7JH

This charming two-bedroom mid-terraced period house has been fully modernised throughout and is presented to the market in immaculate condition. Perfectly positioned for commuters, the property is very convenient for Penge East and Sydenham Stations, offering fast links into central London. Upon entry, you're welcomed by elegant herringbone-style flooring that runs seamlessly across the ground floor, setting the tone for the stylish interior along with two reception rooms and a very convenient downstairs WC. The newly fitted kitchen features sleek white cabinetry and a clean contemporary finish - ideal for modern living. There is also a door opening onto a manageable rear garden laid with patio and lawn area. Upstairs, you'll find two generously sized bedrooms, each boasting the convenience of a private ensuite shower room and bathroom. The home is offered chain-free, making for a smooth and swift purchase process. Set in a vibrant neighbourhood, you'll be spoilt for choice with nearby gastro pubs, cosy coffee shops, and highly regarded local schools all within easy reach. Don't miss out on this fantastic opportunity - early viewing is highly recommended. Call now to avoid disappointment.

Tenure: Freehold EPC Rating: D Bromley Council Tax Band: C

The vendor of this property has owned the house for under 6 months, therefore prospective purchasers should check with their lender that this is acceptable to their lending criteria.

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

## Parish Lane, London, SE20

Approximate Area = 753 sq ft / 69.9 sq m  
For identification only - Not to scale



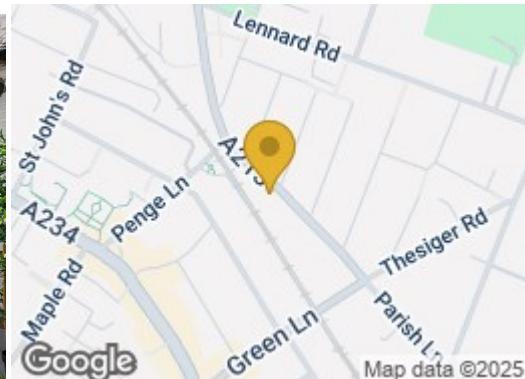
GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Home Castle. REF: 1324370

### Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         | 80  |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   | 59                      |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services, appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.