



# High Street, London

Offers In Excess Of £215,000

**Havilands**

the advantage of experience



- One Bedroom Flat
- Chain Free
- Leasehold - 153 Years Remaining
- Ideal First Time / Investment Purchase
- Walking Distance to Penge West Overground station
- Local shops & amenities nearby
- Crystal Palace Park in close proximity

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM FLAT on High Street, Penge. The property is comprised of one bedroom, lounge, kitchen and bathroom. An ideal purchase for first time buyers and investors alike, the property is a short walk away from Penge West Overground Station offering links to Croydon & Canada Water, as well as providing National Rail links via Southern Rail.

Offered within a remaining lease of 154 years, the property is also within walking distance to a vast array of local shops and amenities as well as being in close proximity to Crystal Palace park with its wide array of facilities including Leisure Centre, Fishing lake and abundance of green space. To arrange a viewing, please do not hesitate to get in touch.

**Leasehold Information:**

Lease Remaining: 154 Years

Ground Rent: Peppercorn

Service Charge: £NIL

Local Authority: Bromley

Council Tax: Band B (£1584.92 23/24)

EPC Rating: Current 72(C); Potential 80(C)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

This plan is for layout guidance only and has been created following recommendations outlined in the EPC Convention established by the UK government. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.