



**St Johns Road, Penge**

Guide Price £350,000



2



2



1



D



## Property Summary

Guide Price: £350,000 - £375,000

A fabulous two bedroom, two bathroom, split level period conversion offered to the market by Propertyworld. This beautiful property enjoys a unique and really interesting layout, with accommodation laid out over two floors - creating a real sense of space and light. Finished to the highest specification, and flooded in natural light, the property is spacious, with beautifully proportioned accommodation throughout. A rare opportunity, the flat is an ideal first time buy and we expect strong interest. St Johns Road is one of SE20s most popular residential streets, located in the heart of PENGE with quick access to all local amenities, cafes, and shops, TWO mainline stations and South London's Best Park (Guardian) - Crystal Palace Park.

The details include: you enter and immediately follow a central staircase with high ceilings, incredible natural light and a wall of bold art work that leads to the main body of the property. Here you find the living space - a generous and stunning lounge / kitchen with a double aspect, gorgeous herringbone floor, and beautiful finish. The kitchen is super modern with a range of high gloss white units, integrated appliances, and tiled splashback with a tidy and well-appointed lounge that's ideal for modern people and modern lives. There is a stunning bathroom and the second double bedroom on this level - both presented beautifully and in keeping with this top top flat. You then follow the stairs to the upper level and find the impressive master bedroom - which is a great size, with 2 Velux windows, lots of eves storage, built in wardrobe, and a really warm, cosy vibe. There is an ensuite shower room with a walk-in shower and 2 piece suite.

This is a genuinely special flat, offering fabulous aesthetics, fabulous living space combined with a beautiful flow. Call PW on 0208 488 0011 to view.

EPC rating is D. Council tax is B.

Sydenham Sales  
020 8488 0011  
www.propertyworlduk.net

## Property Summary

- Two bedroom flat
- Period conversion
- Split level layout
- Stunning interior
- Fabulous location
- Two bathrooms
- Ideal first time buy
- Unique property
- Flooded in light
- Must be viewed

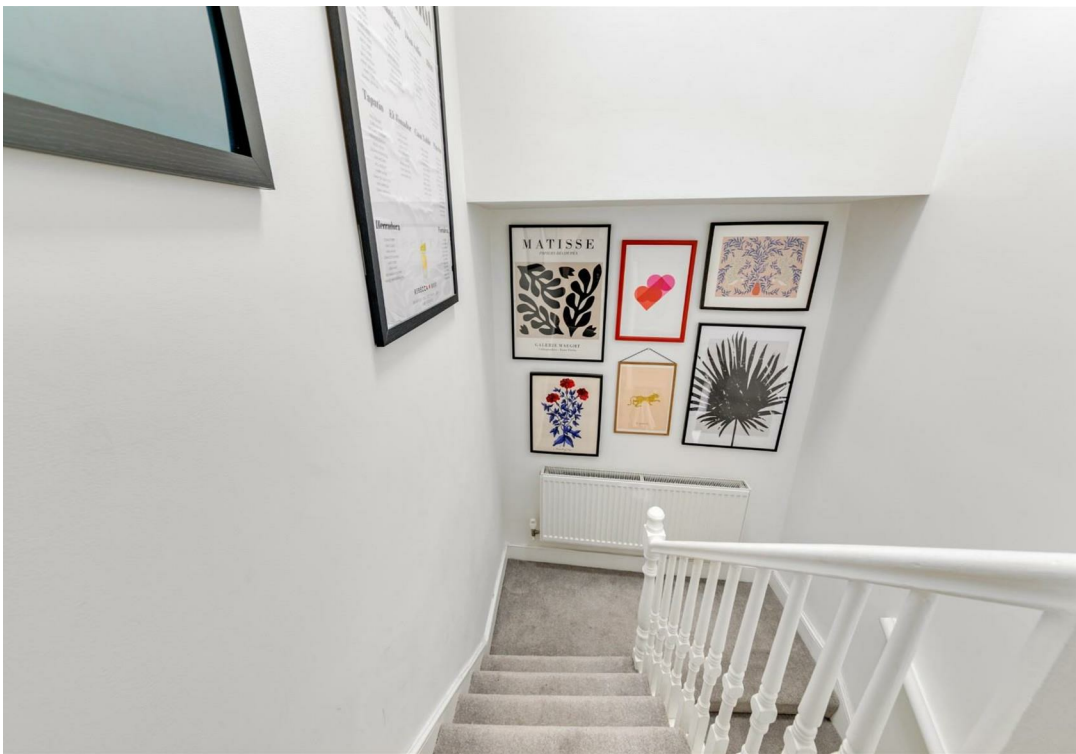
## Our Vendor Loves...

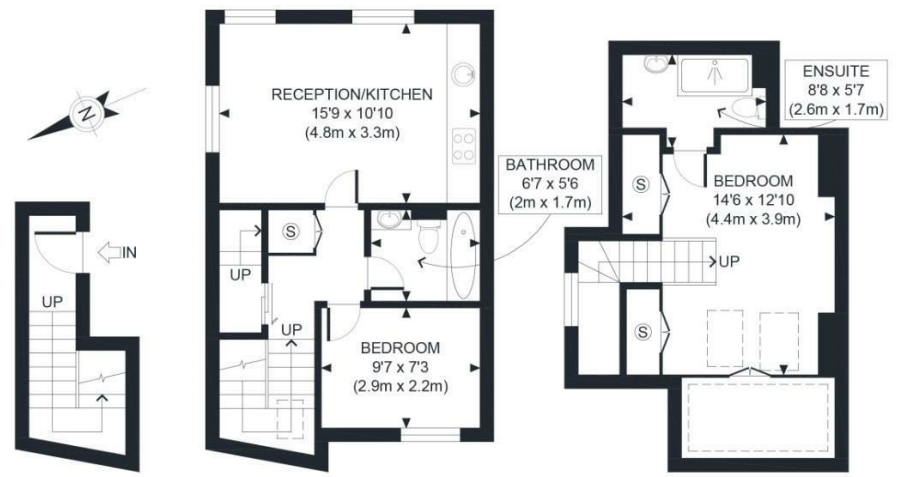
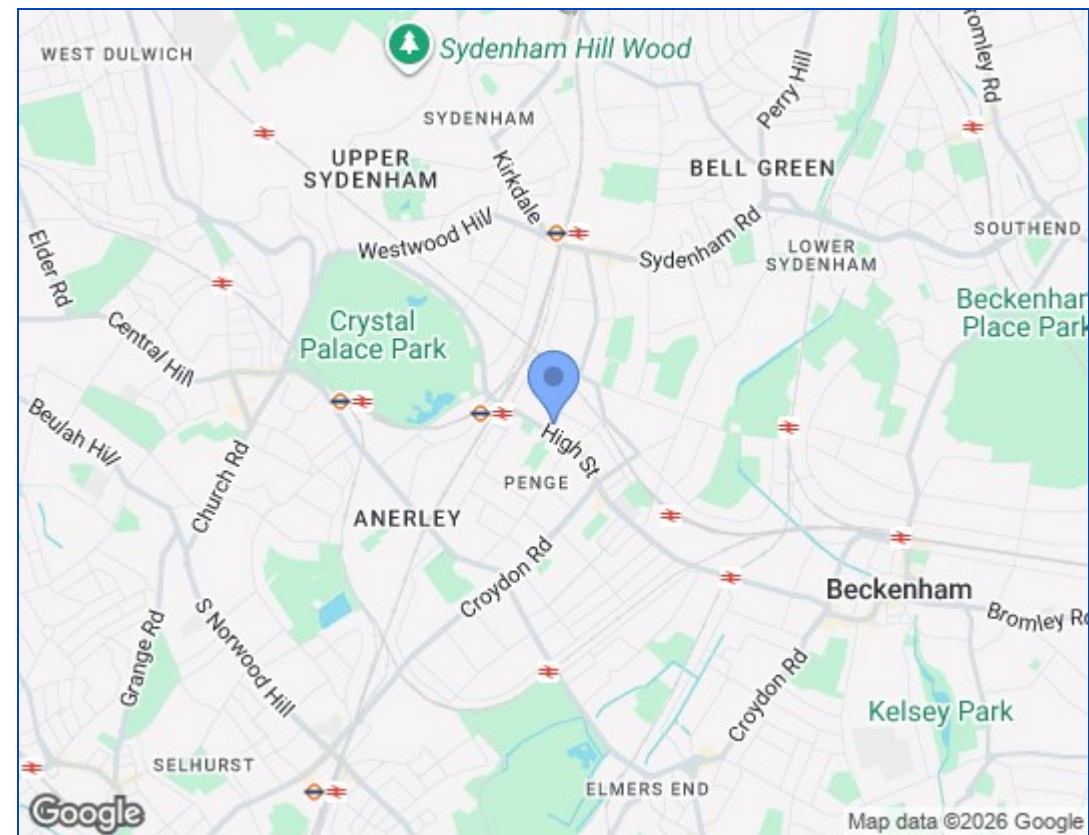
Our Vendor Loves...

"We fell in love with this flat for its quirky split-level layout, which gives it the feel of a more spacious house rather than a traditional flat; its bright and airy spaces; views of the Crystal Palace transmitter from the master bedroom; and its fantastic location - with excellent transport links into central London, Crystal Palace Park on the doorstep and a neighbourhood that has continued to flourish during our time here.

What has made living here truly special though is the strong sense of community. The neighbours are incredibly friendly and there is great communication with fellow leaseholders who are equally invested in the upkeep of the property. Leaving this wonderful home will be bittersweet, and we hope the next owners will enjoy it as much as we have."







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 57 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 391 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 296 SQ FT

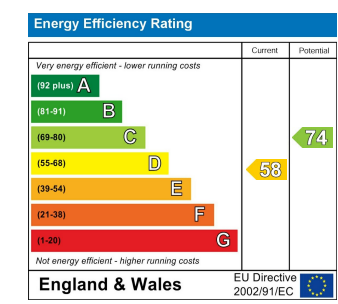
**APPROX. GROSS INTERNAL FLOOR AREA 744 SQ FT / 69 SQM**

ST. JOHNS ROAD

date 12/06/26

phoplan

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



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