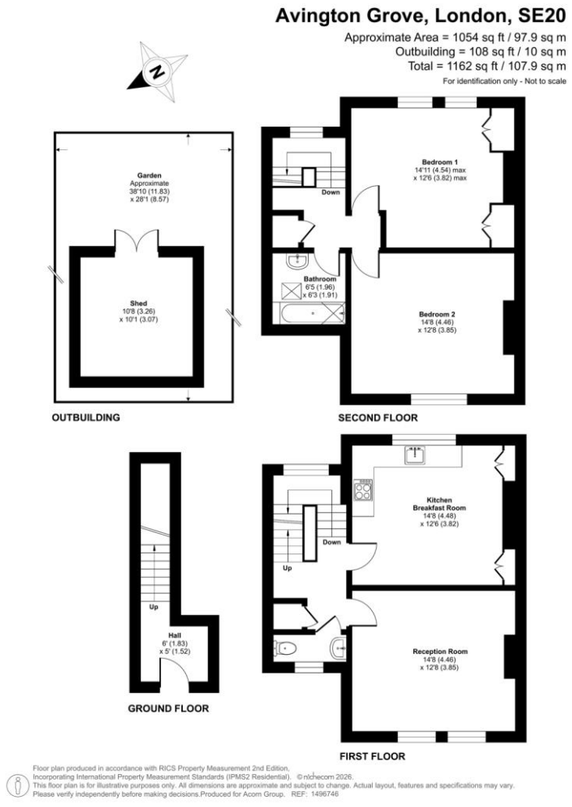


We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

acorn LANGFORD RUSSELL John Payne start MAP

Crystal Palace
crystalpalace@acorngroup.co.uk / 020 8768 0000
29 Westow Street, Crystal Palace SE19 3RW

AP £550,000 Share of Freehold

Avington Grove, London, SE20

1 2 2



Charming Two Double Bedroom Split-Level Victorian Conversion with Private Garden

Chain Free

Period Conversion

Private Entrance & Private Rear Garden

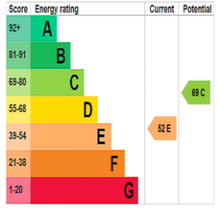
Two Generous Bedrooms

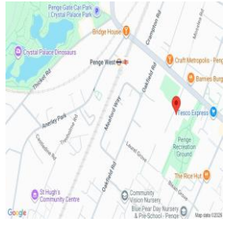
Over 1000 Sqft Of Internal Space

Sought After Location

View details of this property online by visiting
https://www.acorngroup.co.uk/CRP260045

To Book a viewing, call **020 8768 0000**















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29 Westow Street, Crystal Palace SE19 3RW

Avington Grove, London, SE20

Chain Free

Acorn welcome to the market this beautifully proportioned two double bedroom split-level Victorian conversion, set within an attractive period residence on the ever-popular Avington Grove. Occupying the upper two floors, this characterful home offers over 1,050 sqft of internal accommodation, a private garden and is offered to the market chain free.

Positioned on a quiet no-through road in the heart of Penge, this impressive home perfectly blends Victorian charm with generous living space. Accessed via its own private entrance, the property is arranged over two spacious levels, creating the feel of a traditional house while retaining the character and elegance of a period conversion.

The first floor has been thoughtfully arranged for modern living, centred around a bright and spacious reception room to the front with large windows flooding the room with natural light. To the rear, the substantial kitchen/breakfast room provides an excellent space for both everyday living and entertaining, offering extensive fitted storage, generous worktop space and ample room for a dining table. A convenient separate WC completes this floor.

The second floor continues to impress with two exceptionally well-proportioned double bedrooms, both offering excellent floor space and versatility for families, professionals or those working from home. A contemporary family shower room benefits from a Velux roof window, creating a bright and airy feel, while additional loft storage provides valuable practicality.

A real highlight of the property is the private rear garden. Accessed via its own separate pathway, this exclusive outdoor space offers a wonderful retreat, complete with a substantial outbuilding providing excellent storage or exciting potential to create a home office, studio or hobby space (STPP).

Avington Grove is one of Penge's most desirable residential roads, prized for its peaceful setting while remaining within easy reach of the area's vibrant amenities. Both Penge West and Penge East stations are within comfortable walking distance, providing fast and convenient connections into Central London, while the ever-popular independent cafés, restaurants, shops and open green spaces that Penge has become renowned for are all close at hand.

Combining generous proportions, period character, a private garden and an outstanding location, this exceptional home will appeal to first-time buyers, professional couples, downsizers and investors alike.

Offered chain free, early viewing is highly recommended.

Tenure - Share of Freehold
Lease Length - 125 years from 14 December 1998
Service Charge - As and When
Ground Rent - N/A
Council Tax Band - C





View this property online at: https://www.acorngroup.co.uk/CRP260045