

Avington Grove, SE20 | £1,475,000

020 8702 9333
crystalpalace@pedderproperty.com

pedder
We live local






SOUTH BANK
LONDON



In General

- 2664 sq ft / 247.5 sq m
- Quiet leafy cul de sac
- Beautifully finished accommodation
- Cellar
- Stunning extension with bi-fold doors
- Characterful features throughout
- Community-orientated street
- Close to transport links
- Mature rear garden

In Detail

An exceptional four bedroom Victorian semi-detached house forming part of a small, highly regarded cul de sac close to Crystal Palace Park and a wealth of transport options.

This beautifully finished property has been extended and improved to offer spacious and characterful accommodation arranged over three floors. Accessed via an attractive stained glass door, a welcoming hallway leads to a generous front reception room with stripped wood flooring, a striking fireplace (one of six in total), and intricate ceiling coving. This is turn leads to a fabulous kitchen which is the heart of the home. This bespoke kitchen easily caters for budding chefs with a plethora of storage, granite countertops, a Franke sink, and a social central island. The rear extension has been sympathetically designed to integrate with the house and has been angled to capture the maximum amount of sunlight, with bi-fold doors to outside. There is also a handy WC and access to the cellar. The open-plan arrangement works wonderfully for parties and modern family life, although the front reception can be annexed via double doors if desired.

Upstairs there are three bedrooms (all with fitted storage and one arranged a study) and a large main bathroom with a luxury walk-in shower and under floor heating. The top floor houses a 25ft guest / main suite with a modern shower room and ample eaves storage.

The garden is a real treat with a rich assortment of layered planting for seasonal pops of colour. There is also a westerly aspect for enjoyment in summer months.

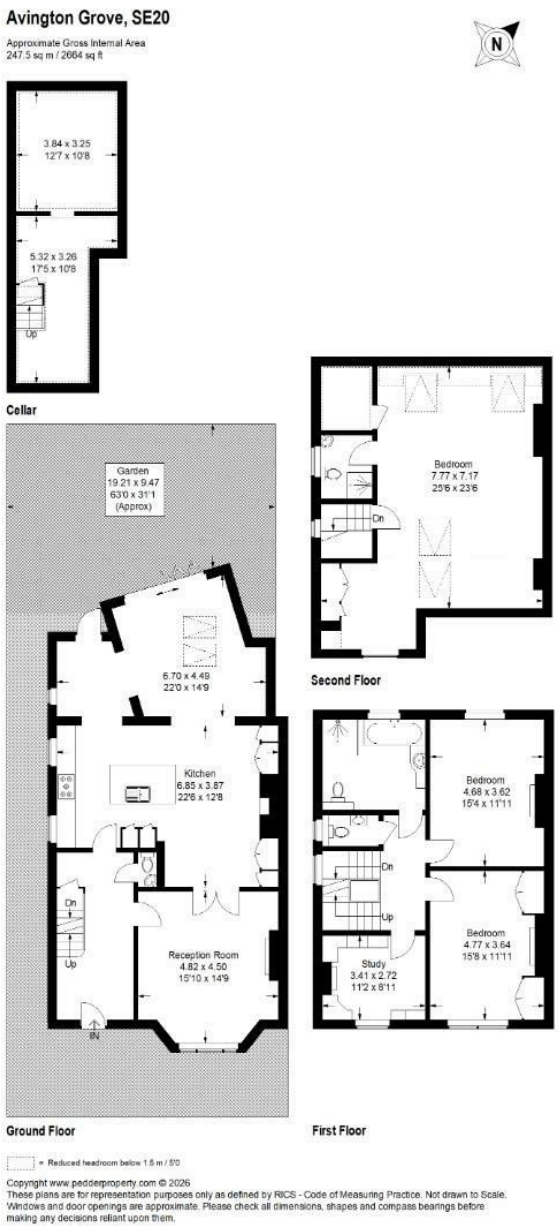
This quiet leafy enclave is moments from the historic Crystal Palace Park and provides ease of access to both Penge East and West rail links for easy commuting. Also, nearby highly regarded schools include Alexandra, St Johns, and Stewart Fleming primaries.

EPC: D | Council Tax Band: F

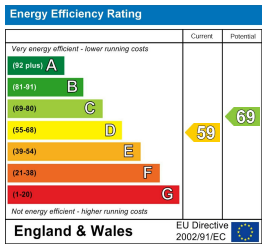





Floorplan



Copyright www.pedderproperty.com © 2026
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.