Lot 20

Garden Flat,15 St John's Road, Penge, London, SE20 7EF

By Order of Executors



All enquiries Ref: Callum Glenn



- **Long Leasehold Garden Flat**
- **Would Benefit from Some Upgrading**
- **Full Vacant Possession**



Location:
St John Road leads off the High Street at Penge making this flat not only ideally located for ease of access to shopping and recreational facilities but also, for transport links with Penge West Underground and Rail station plus Penge East station both being within a few minutes' walk. The open space of Crystal Place Park is within 0.5 mile providing extensive outdoor recreation space.

Description:
This garden flat extends to some 559 sq ft , has direct access to the rear garden and is generally presented in good order with some scope for further improvement.

Accommodation:
One Bedroom, Reception Room, Open plan dining kitchen, bathroom/wc, utility area with access to garden. Outside: Garden.

EPC Rating: D

Council Tax Band: C

Tenure:
To be sold on a new 125-year lease. For full lease details please refer to the legal pack.

To View:
Strictly and Only by Prior appointment with the auctioneers.





