

FOR SALE

£435,000

17 Watermens Square, High Street, London, London, SE20 7EL



A rare opportunity to own a chain free Grade II listed Alms cottage-style period house in the heart of Penge, surrounded by an abundance of high street shops, Penge East and West mainline stations and other local amenities.

This delightful two-bedroom Grade II listed Almshouse-style cottage is a rare find in the heart of Penge. Full of character and rich in history, this charming home retains many of its original period features and offers an exciting opportunity for restoration. While in need of full modernization, it holds fantastic potential to be transformed into something truly special. With no onward chain, this is your chance to create a home that blends timeless charm with your personal touch.

Located in the historic Watermans Square, built in the early 1840s for retired members of the Watermen and Lightermen's Company of the City of London, this unique property boasts striking Gothic-style architecture. Positioned just a short walk from Penge East and Penge West stations, as well as a great selection of shops, restaurants, and local amenities, this is a home that combines heritage with convenience.

- Two Double Bedrooms
- Freehold
- Grade II Listing
- Grade II Listed
- Chain Free
- EPC Rating D



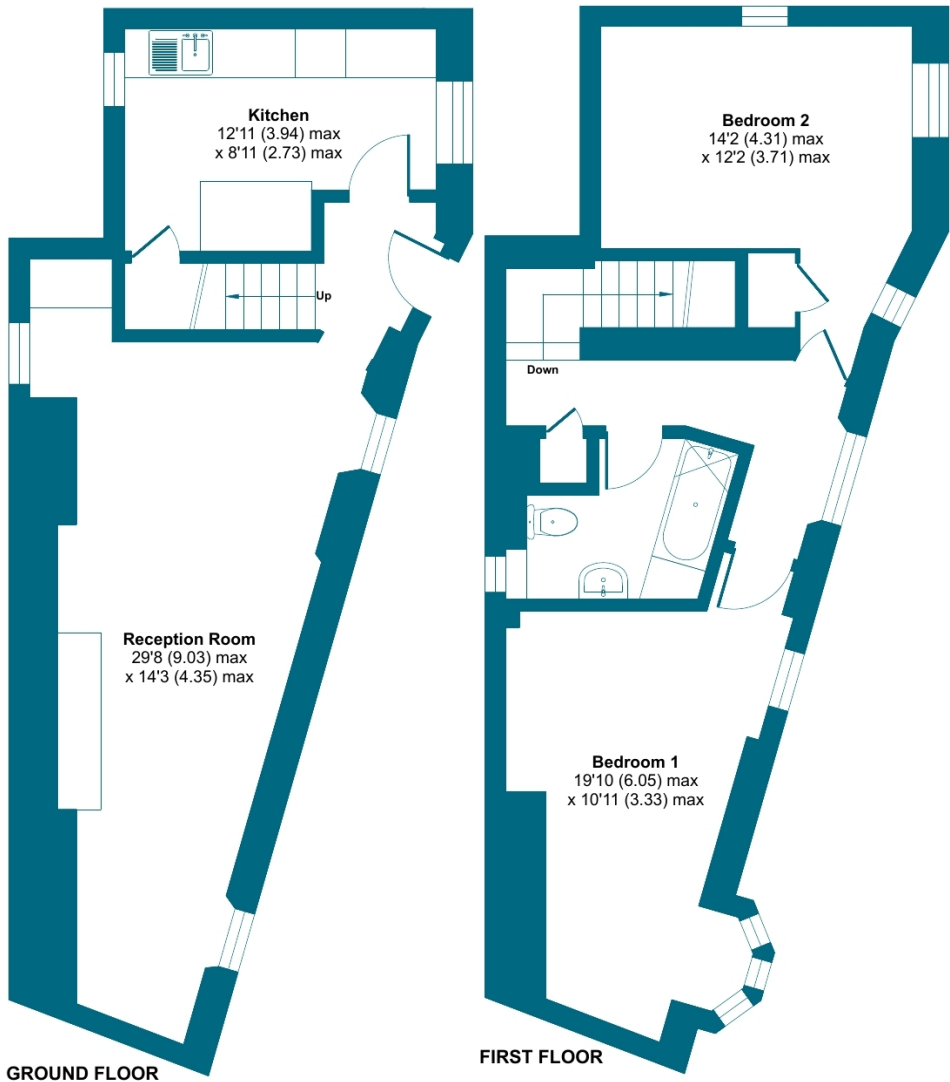




High Street, London, SE20

Approximate Area = 861 sq ft / 79.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1260699

