



Longton Avenue, London SE26 6QZ

welcome to

Longton Avenue, London

A bright and airy converted flat on the highly desired Longton Avenue! This well-proportioned property comprises two bedrooms, spacious reception room, large kitchen and a family bathroom with the added benefits to include storage and access to local amenities and transport links. Longton Avenue, SE26, is a residential street located in the London Borough of Lewisham. It offers a peaceful and family-friendly environment with a mix of Victorian and modern houses. The avenue is well-connected to nearby amenities, including shops, schools, and parks, making it an ideal place to live for individuals and families alike. Local greenery can be found at Sydenham Wells Park, located moments away from the property and hosts some amazing events that include the famous "Peoples Day", South East London's longest-running free festival that celebrates music, art, craft and community. This property is a must see, please call to arrange your viewing slot now.



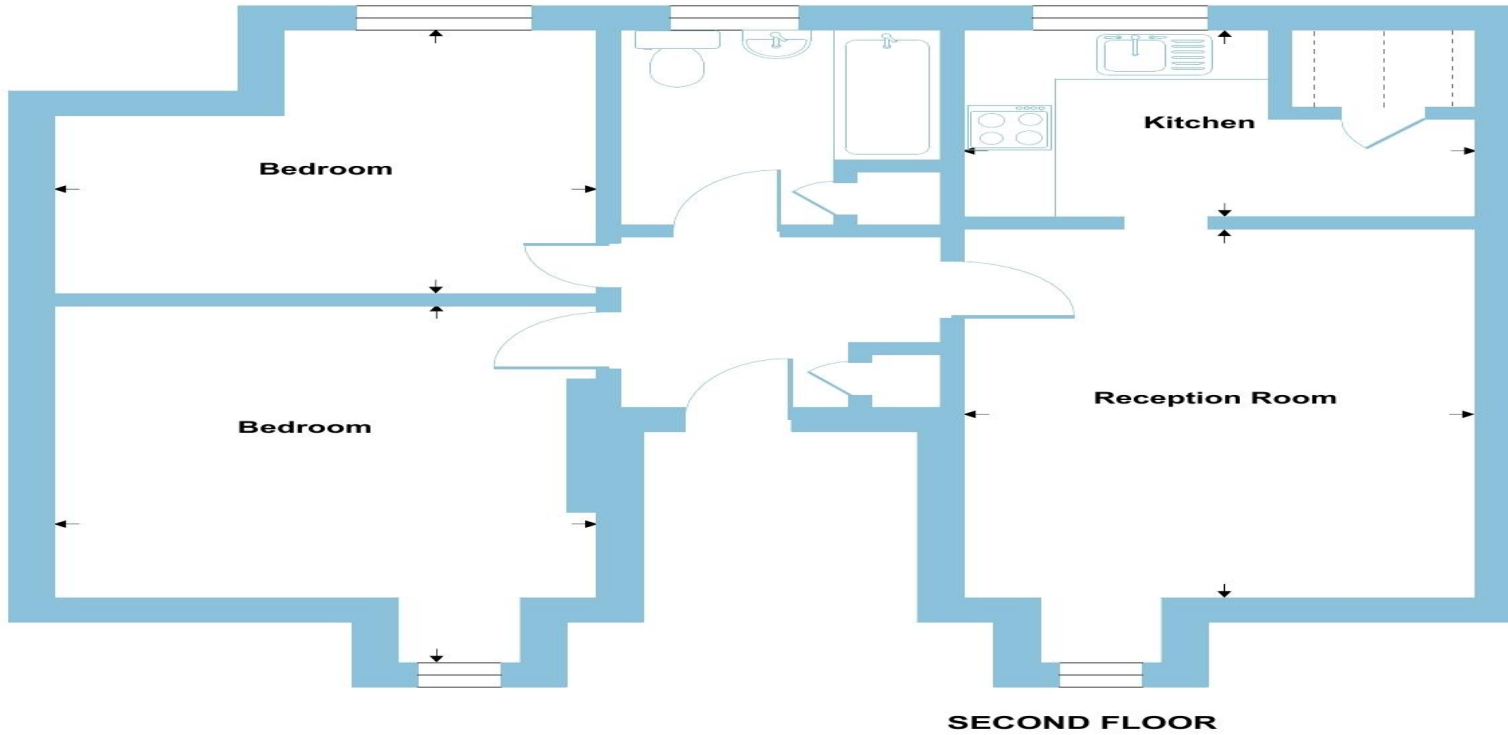
Longton Avenue, London, SE26

Approximate Area = 640 sq ft / 59.5 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 652 sq ft / 60.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Barnard Marcus. REF: 1057328



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- Two Generously Sized Bedrooms
- Reception Room With Separate Kitchen
- Close To Local Amenities
- Recently refurbished communal area
- 0.7 miles away from Sydenham Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102642



Property Ref:
SYD102642 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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