



**Longton Avenue, London SE26 6QZ**



**welcome to**

## **Longton Avenue, London**

A peaceful and family-friendly 2 bedroom flat with a kitchen and reception located in a residential street in Lewisham! Close to nearby amenities including shops, schools, parks and walking distance to Sydenham Station.



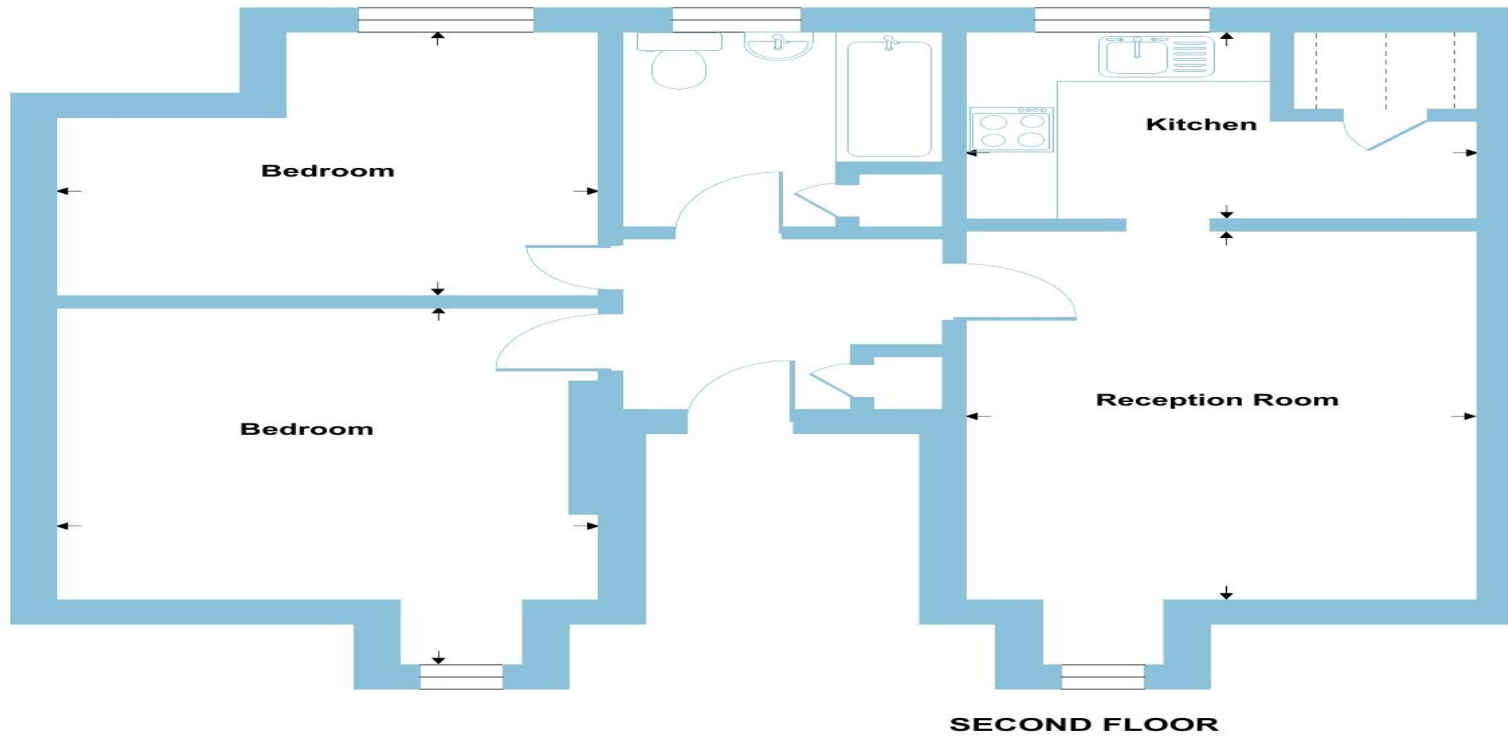
## Longton Avenue, London, SE26

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



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", Southeast 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.



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



**welcome to**

## **Longton Avenue, London**

- 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.

offers over

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102642](https://barnardmarcus.co.uk/Property/SYD102642)



Property Ref:  
SYD102642 - 0015

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