



Recreation Road, London SE26 4ST

welcome to
Recreation Road, London

This bright and spacious basement floor period conversion consist of a very spacious lounge, separate fitted kitchen, bathroom and great sized double bedroom. The property also benefits from direct access to a private section of garden, gas central heating and double glazing.

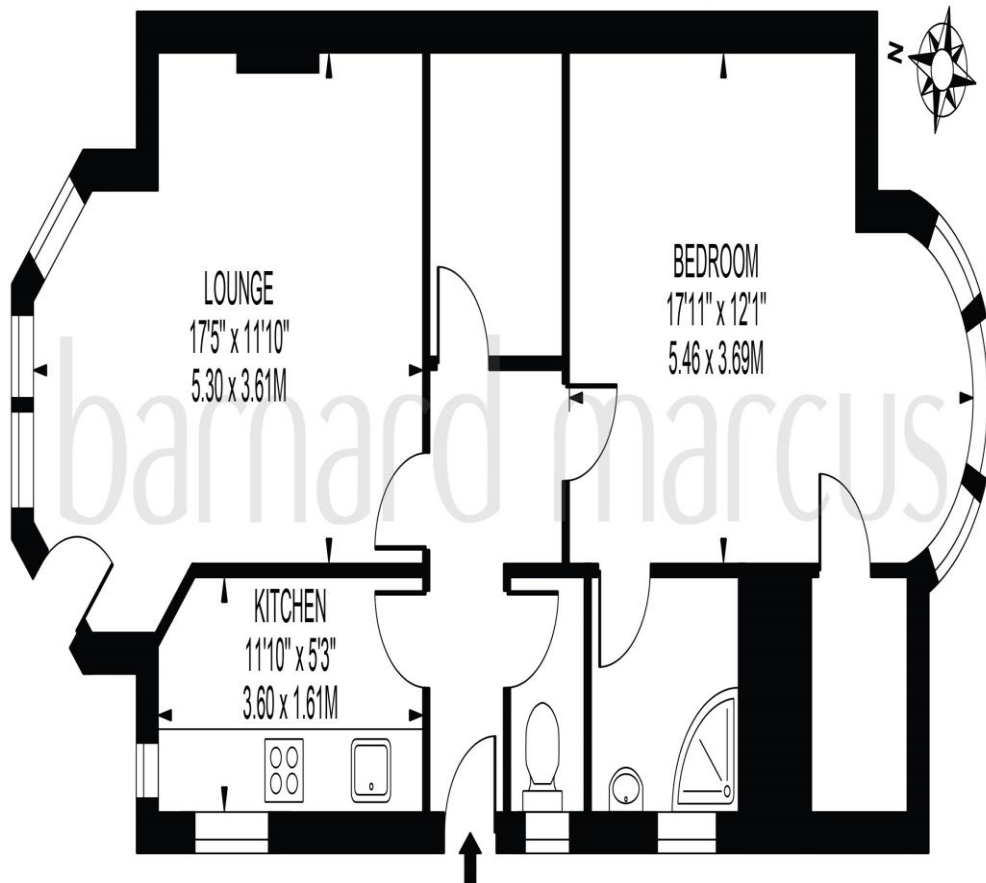
Recreation Road benefits from an enviable location, offering easy access to local amenities and excellent transportation links. The vibrant town centre of Sydenham is within close proximity, providing a wide array of shops, cafes, and restaurants for your convenience and enjoyment. Nearby green spaces, including award winning Mayow & Crystal Palace Park, present opportunities for leisurely walks and recreational activities.

Transportation options are abundant, with several bus routes and Sydenham Rail Station just a short distance away. This ensures effortless connections to central London and other parts of the city, making commuting a breeze while enjoying the benefits of a suburban lifestyle.



RECREATION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 643 SQ FT - 59.77 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Chain Free
- Private section garden
- Close to Train Stations and Amenities
- Period Conversion
- Fabulous location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 75.00

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
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102434



Property Ref:
SYD102434 - 0007

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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