



barnard marcus

**Kirkdale, London SE26 4BT**

## welcome to Kirkdale, London

This stunning three-bedroom property on Kirkdale has been fully refurbished to a high standard and is offered to the market chain-free, making it an ideal choice for families or buyers looking for a smooth move. With spacious interiors and a thoughtful layout, this home blends modern living with comfort and practicality. The ground floor features a bright and welcoming living room, a generous dining room, and a sleek, contemporary kitchen with ample storage and workspace. Upstairs, you'll find three double bedrooms, a stylish family bathroom, and access to a spacious loft area, offering potential for further use or storage. The property benefits from double glazing and gas central heating throughout, ensuring energy efficiency and year-round comfort. It also boasts an abundance of natural light throughout, creating a warm and inviting atmosphere in every room.

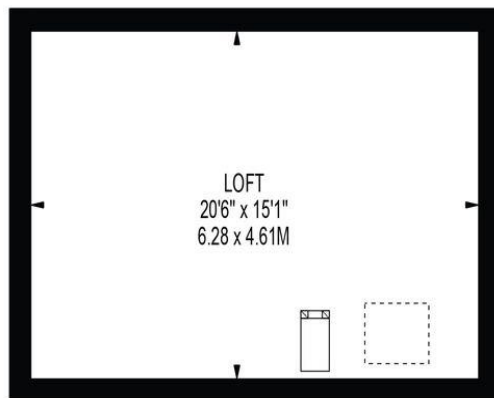


Outside, the home boasts private gardens to both the front and rear, perfect for relaxing, entertaining, or enjoying family time outdoors. Situated in the heart of Sydenham, the property enjoys excellent transport links, with Sydenham Station just a short walk away. From here, you can access London Bridge, Canada Water, and other key destinations via Southern Rail and the London Overground. Several bus routes also serve the area, making commuting and travel across London convenient. The local area offers a vibrant mix of shops, cafés, and restaurants along Sydenham Road, as well as green spaces like Mayow Park, ideal for weekend strolls, picnics, and outdoor activities.

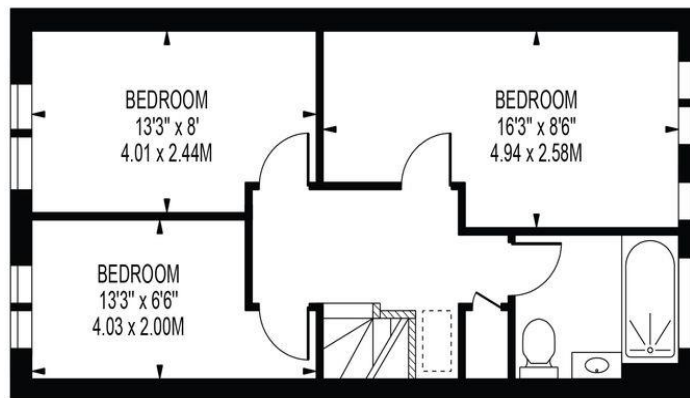


# KIRKDALE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1403 SQ FT - 130.32 SQ M



LOFT



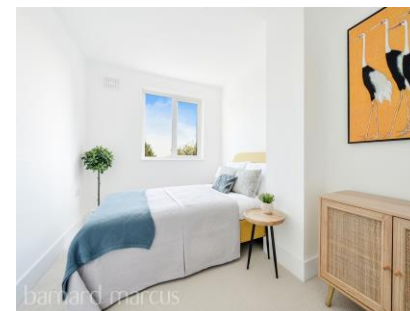
FIRST FLOOR



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.



## welcome to Kirkdale, London

- Refurbished Throughout
- Three Double Bedrooms
- Family Home
- No Onward Chain
- Double Glazing
- Great Size Kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

# £675,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102904](https://barnardmarcus.co.uk/Property/SYD102904)



Property Ref:  
SYD102904 - 0011

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, Sydenham, London, SE26  
5EX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**