



Panmure Road, SE26 | Guide Price £450,000

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In General

- Complete chain
- Two double bedrooms
- Period conversion
- Private south facing garden
- Modern bathroom suite
- Separate kitchen
- Quiet street
- Close to various transport links
- Cellar
- Period features

In Detail

Guide Price £450,000 - £475,000.

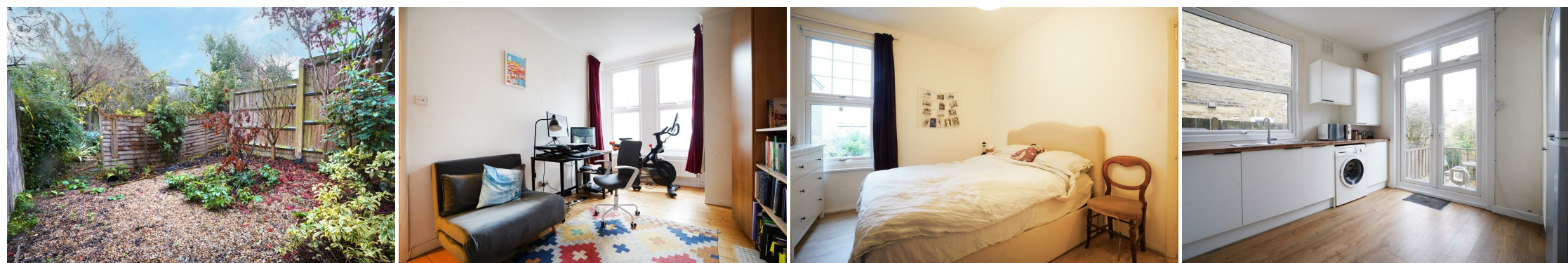
A wonderful two-double-bedroom, ground floor period conversion for sale on the very quiet Panmure Road with an excellent private garden. Offered with a complete chain.

The property comprises a spacious reception room, two double bedrooms of which the master boasts a large bay window, neutral bathroom suite, and an integrated modern kitchen that leads directly on to a raised deck and then down to a private rear garden. Further benefits include a cellar, stripped wooden flooring, double glazing, an abundance of period features, and so much more.

The property is equidistant from Forest Hill and Sydenham stations, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also well-placed for access to various local amenities, including popular schools, parks, restaurants, supermarkets, coffee shops, cafes, and gastro pubs.

Viewings are highly recommended. Contact the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: C | Lease: 182 years on completion | SC: £60.47 pcm | GR: £10 pa | BI: incl. in SC



Floorplan



Total area: approx. 75.4 sq. metres (811.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	77
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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