

FOR SALE



Ground Floor Flat, Sydenham SE26

Guide Price £450,000 Leasehold



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Property Description

Situated on Collingtree Road, this charming Edwardian Gem on the ground floor flat boasts a delightful private north-facing rear garden, perfect for enjoying peaceful outdoor moments.

Comprising two bedrooms, one bathroom, and two receptions, this ground floor flat exudes a blend of period charm and modern convenience. The property features a bright and spacious interior within an Edwardian conversion, offering a comfortable living space.

Perfectly positioned for city commuters and local explorers alike, the property is within walking distance of Sydenham Station, providing excellent transport links to central London and beyond. The surrounding area offers a vibrant mix of independent cafes, shops, and green spaces, making it a desirable location for both professionals and families. Additionally, being chain-free, this residence presents an excellent opportunity for a smooth and hassle-free purchase.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 78 |
| 55-68 D | 66 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |







Approximate total area^m
761.87 ft²
70.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 168

Service Charge – £1600

Council Tax Band – C

Local Authority – Lewisham Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

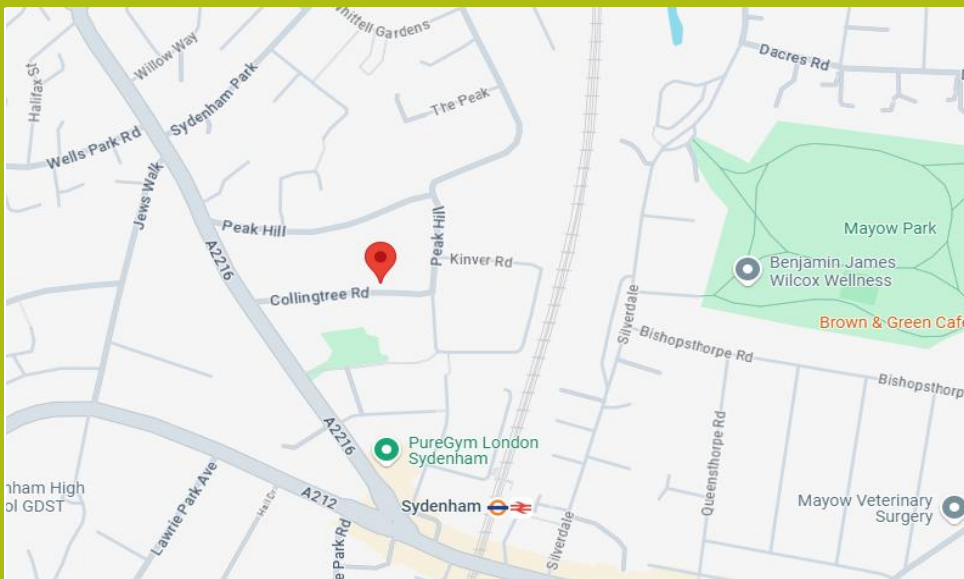


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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