



Byne Road, SE26
Offers in excess £500,000

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In general

- Chain free
- Private south facing garden
- Recently refreshed throughout
- Ground floor with direct access to garden
- Superb reception
- Two bedrooms
- Bathroom
- Excellent transport links

In detail

An elegant and beautifully presented two bedroom apartment with direct access to a private garden, conveniently located for access to excellent transport links, a wealth of amenities on the high street, and a short distance to several open green spaces.

Characterised by its wonderful high ceilings and beautiful period detailing, this Victorian property has also benefitted from a refresh throughout to create a bright, warm and welcoming home ready for an incoming purchaser to immediately enjoy.

The living area is spacious with bespoke alcove shelving and a large square bay drawing in superb amounts of natural light, the kitchen / breakfast room is contemporary with honey stained wood block surfaces and plenty of storage, as well as space to comfortably enjoy dining and entertaining, each bedroom showcases an ornate fireplace whilst the master also benefits from fitted storage.

The low maintenance rear garden is south facing and provides a superb space to enjoy a BBQ with friends, potter and take in the surrounding green views.

Byne Road is conveniently located for both Sydenham and Penge East rail, servicing mainline London stations and with some wonderful green spaces nearby it is a highly sought after location.

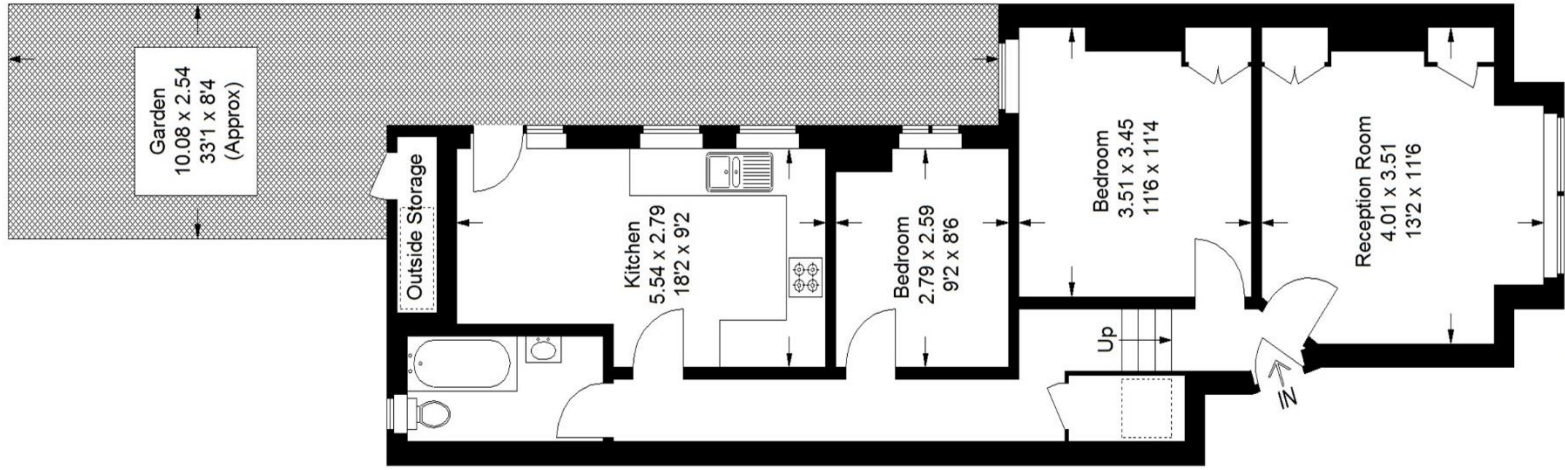
EPC: D | Council Tax Band: C | Lease: 969 Years Remaining | SC: £0 | GR: £0 | BI: £294.78



Floorplan

Byne Road, SE26

Approximate Gross Internal Area
(Excluding Outside Storage)
67.4 sq m / 725 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings
are approximate. Please check all dimensions,
shapes and compass bearings before making
any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

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