



Byne Road, SE26
Guide £500,000 - £525,000

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In general

- Beautiful first floor Victorian apartment
- Reception
- Three bedrooms
- Kitchen
- Bathroom
- Private rear garden
- Excellent transport links
- Close to plenty of amenities

In detail

**** Guide price £500,000 - £525,000 **** An immaculately presented first floor Victorian apartment located in one of Sydenham's most desired locations, close to two excellent railway stations and lovely green open spaces.

Providing light filled accommodation, the property enjoys high ceilings, period detailing and beautifully balanced, well-proportioned accommodation of 855 sq ft/79.4 sq mt.

Full of charm and plenty of potential, the property offers a good-sized reception, a kitchen, two double bedrooms, a third room which works well as a study, and a family bathroom.

The garden provides a tranquil retreat to relax and/or entertain with space to lounge, bbq or simply potter.

Byne Road allows for easy access to excellent transport links (Sydenham Overground) and green open spaces, including Crystal Palace Park and Alexandra Recreation Ground. Moments away you'll find two vibrant high streets; Sydenham and Penge, with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

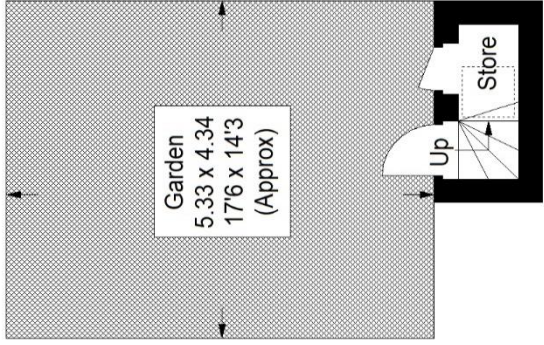
EPC: E | Council Tax Band: D | Lease: 103 years remaining | SC: £999pa | GR: £250 | BI: £1,019.33



Floorplan

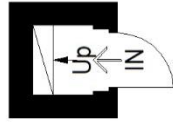
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Approximate Gross Internal Area
79.4 sq m / 855 sq ft

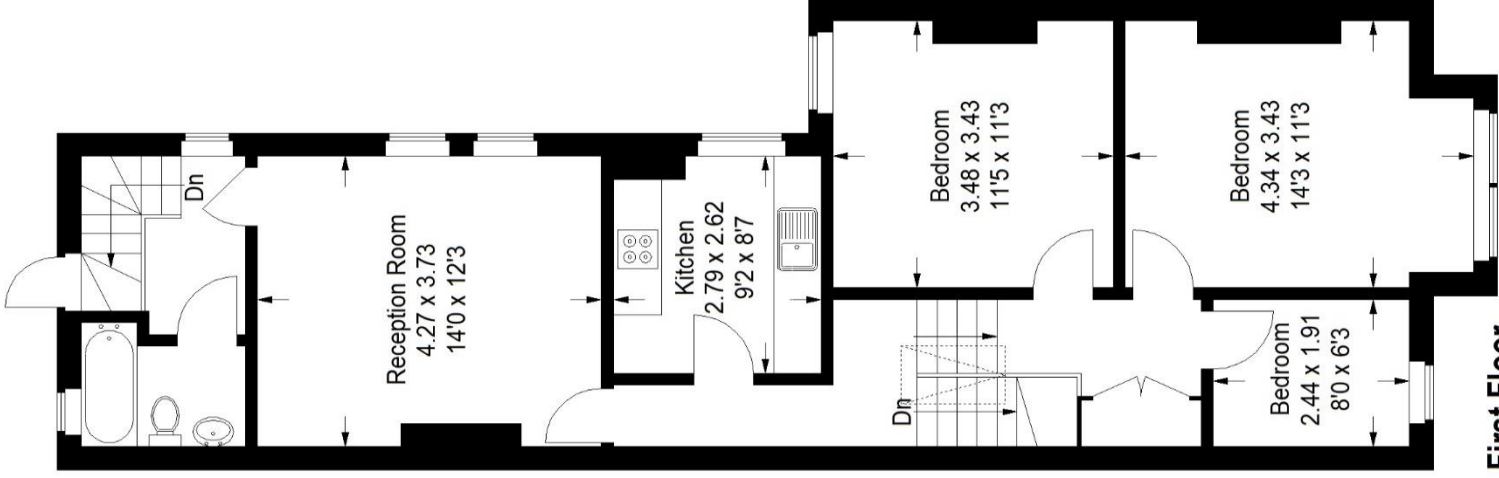


Ground Floor

 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor

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 These plans are for representation purposes only 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		44 D
39-54	E	52 E	
21-38	F		
1-20	G		

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