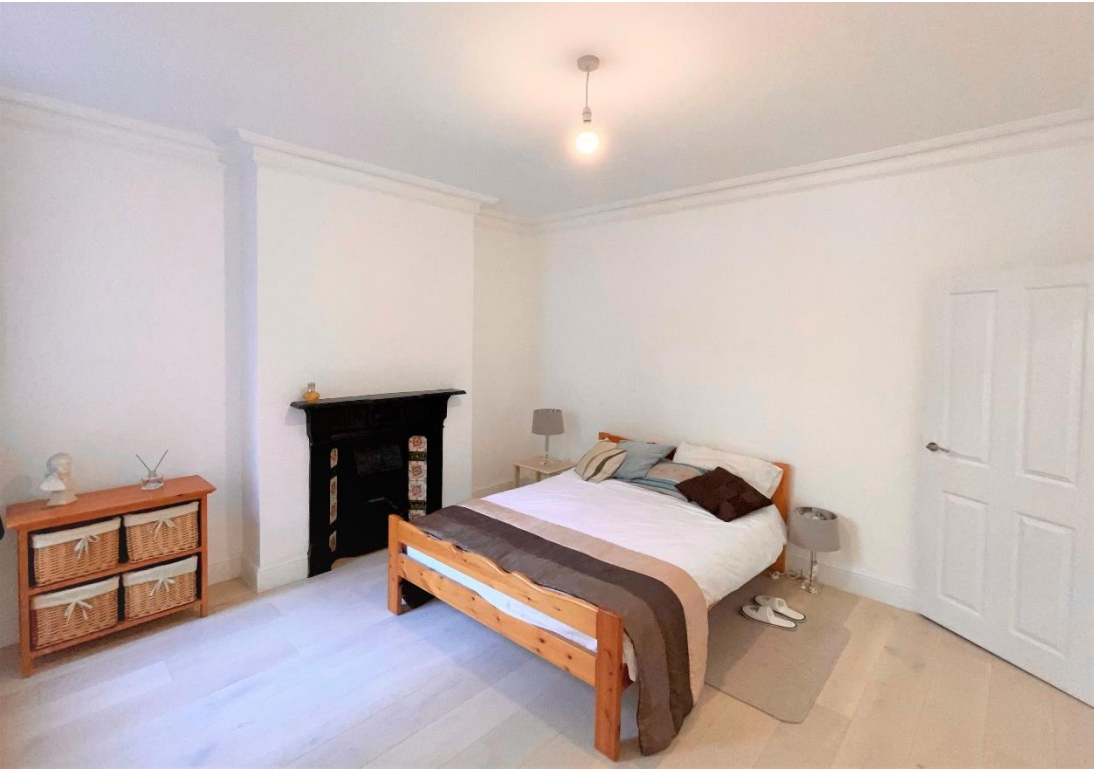




Newlands Park, SE26
Guide £525,000 - £550,000

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In general

- Superb Victorian conversion
- Beautifully refurbished throughout
- Reception with large bay window
- Stunning kitchen / breakfast room
- Two bedrooms
- Elegant bathroom
- Private rear garden
- No onward chain
- Excellent transport links

In detail

**** Guide price £525,000 - £550,000 **** A stunning two bedroom Victorian conversion with private west facing garden, ideally located close to a variety of coffee shops, restaurants, parks and excellent transport links.

Elegant and beautifully refurbished, the renovation of this property has been executed with superb attention to detail, sensitively modernised whilst showcasing the period detailing throughout.

Comprising a stunning kitchen / dining room benefitting from bespoke cabinetry, high quality fittings and stone work surfaces, large windows flood the space with natural light, to the front is an equally impressive reception with wonderfully high ceilings, two bedrooms and a gorgeous bathroom with a claw foot bath tub.

The rear garden provides a wonderful retreat with a large patio and lawn area.

Situated moments from wonderful green open spaces including Crystal Palace Park, Mayow Park, Green and Brown café, tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are enviably close including Sydenham Overground and Penge East rail.

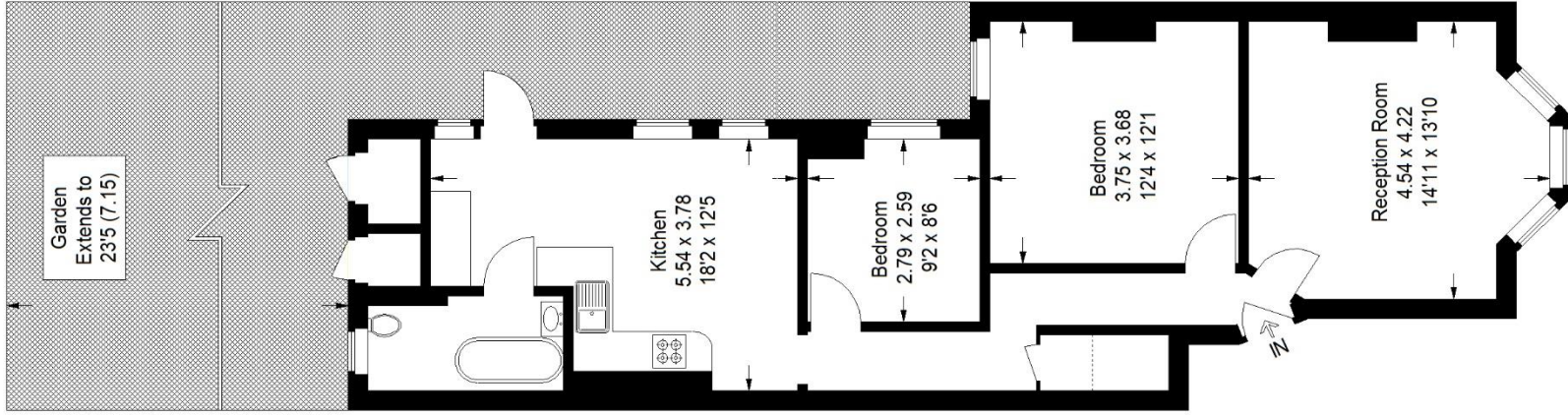
EPC: D | Council Tax Band: C | Lease: 124 years remaining | SC: As Required | GR: £200 pa | BI: TBC



Floorplan

Newlands Park, SE26

Approximate Gross Internal Area
75.2 sq m / 809 sq ft



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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	77 C
39-54	E		
21-38	F		
1-20	G		

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