



Sydenham Road, SE26  
£325,000

0208 702 9777  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Private 23ft south facing terrace
- Modern finish throughout
- Open plan kitchen / reception
- Two bedrooms
- Shower room
- Excellent transport link
- No onward chain

# In detail

A fresh, contemporary two bed, Victorian apartment with private terrace, centrally located in Sydenham within close proximity of excellent transport links, plenty of shops, restaurants and green open space.

Wonderfully bright, the reception benefits from direct access onto a 23ft private south facing terrace which has been fully decked creating an inviting space to eat, cook and relax outside on a warm summer evening.

With superb ceiling height and large windows, there is also a good sense of space and an abundance of natural light throughout. Comprising a stylish kitchen with lots of storage and integrated appliances maintaining a clean aesthetic, a lounge area, and breakfast bar perfect for a morning coffee, two bedrooms and a shower room.

The owner has upgraded this property throughout, creating a homely space which is ready for an incoming purchaser to immediately enjoy.

This location provides easy access to several transport links including Sydenham Overground, Lower Sydenham and great bus routes. There is also a wide selection of eateries, coffee shops including Blackbird, and convenience stores dotted along the high street whilst Bell Green offers a wide selection of larger retail stores.

NB: This property is being sold by an employee of the Pedder Group.

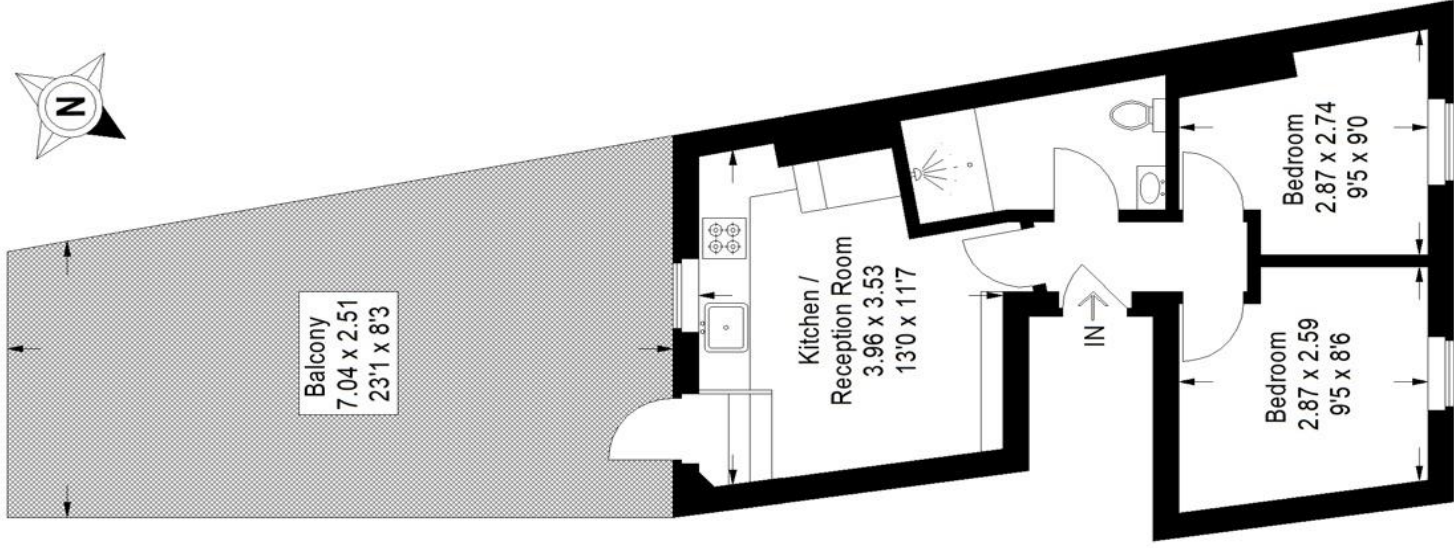
EPC: C | Council Tax Band: B | Lease: 115 Years Remaining | SC: £1,086.68 | GR: £200.00 | BI: N/A



# Floorplan

Sydenham Road, SE26

Approximate Gross Internal Area  
35.9 sq m / 386 sq ft



**First Floor**

Copyright www.pedderproperty.com © 2024  
 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.