



Beaulieu Avenue, SE26
£850,000

0208 702 9777
pedderproperty.com

pedder



In general

- Stunning mid century home
- Three floors of light filled accomodation
- Four bedrooms
- Wonderful open living space
- Family bathroom
- Utility room
- Off street parking and garage
- Far reaching views
- South facing rear garden

In detail

Discover this exceptional townhouse in the heart of Upper Sydenham, situated on a highly sought-after street. This light and airy family home boasts superb transport links, good local nurseries and schools, and proximity to lush green spaces such as Sydenham Wells Park, Mayow Park, and Crystal Palace Park – all within a short walk away.

As you approach, the house presents a striking mid-century charm with modern enhancements. Inside, open-plan living spaces span three levels, featuring expansive picture windows that flood each room with natural light and views extending to Canary Wharf.

Recently refurbished throughout, the home seamlessly blends contemporary style with the classic 1960s townhouse layout. The ground floor retains its original parquet flooring and includes a convenient downstairs toilet, under-stair storage, and a modern utility room with an electric shower and integrated appliances. A versatile double bedroom on this floor, equipped with built-in storage and a desk, can also serve as a home office or garden/family room, thanks to bi-fold doors that open directly to the beautifully landscaped rear garden.

On the first floor, a generous living area of over 20ft, include a kitchen with high quality fixtures and fittings and a dining space, all interconnected, providing a perfect, inclusive family space. Views across the garden and large windows, ensures that the first floor space is light and airy.

The second floor features two large double bedrooms with original, spacious, built-in storage, a third bedroom ideal for a child, and a sleek, contemporary bathroom.

The meticulously relandscaped rear garden is designed for entertaining and socialising, with a large patio framed by planters that double as seating, and a separate lawn area at the back.

This modern family home perfectly combines mid-century character with contemporary comforts, offering an ideal living environment with excellent connectivity to London and nearby green spaces.

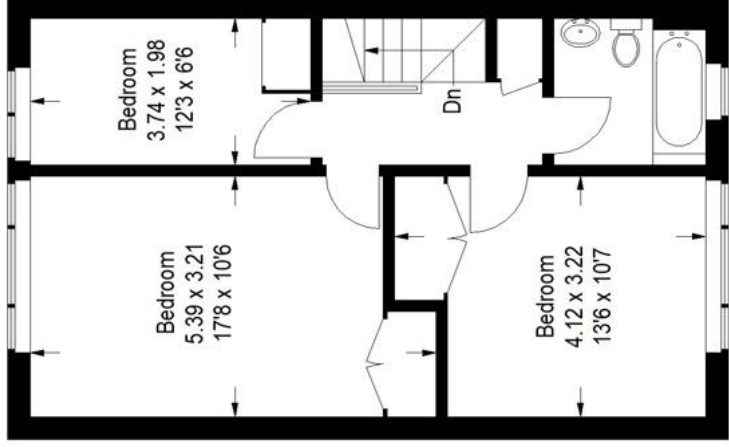
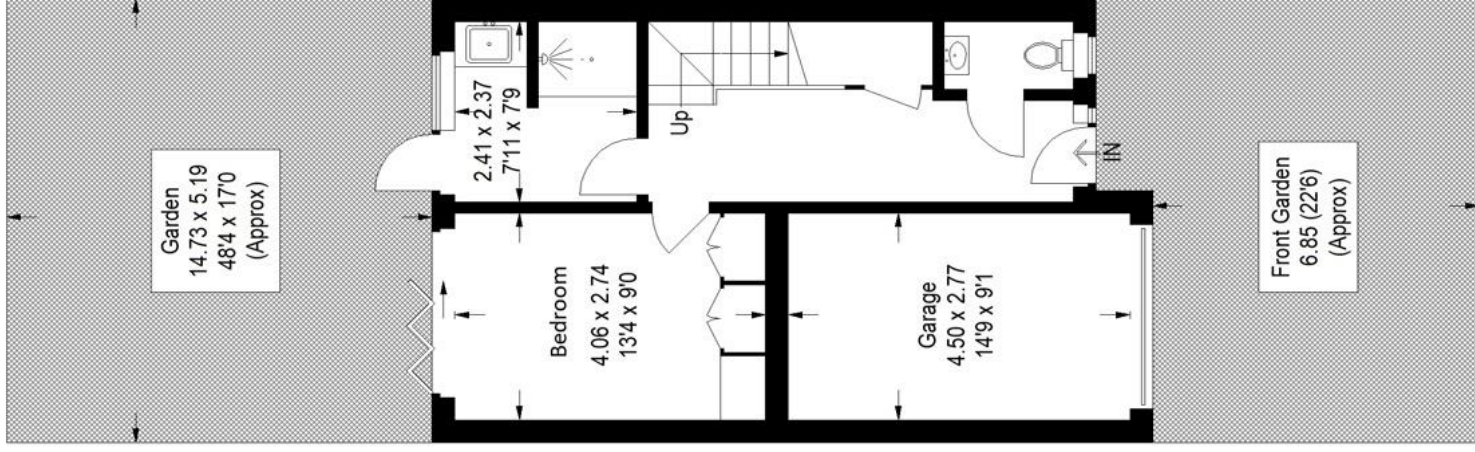
EPC: C | Council Tax Band: E



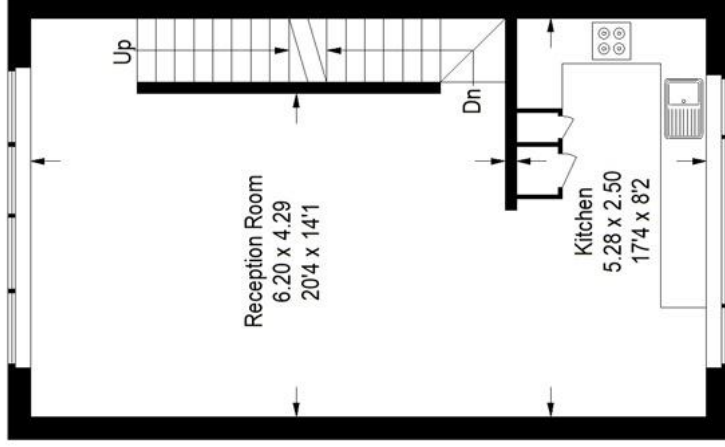
Floorplan

Beaulieu Avenue, SE26

Approximate Gross Internal Area
 127.0 sq m / 1367 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 139.7 sq m / 1504 sq ft



Second Floor



First Floor

Ground 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.

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.

