



Kent House Road, SE26
Guide £375,000 - £400,000

0208 702 9777
pedderproperty.com

pedder



In general

- Characterful ground floor apartment
- Large reception
- Kitchen / breakfast room
- Double bedroom
- Bathroom with seperate WC
- Gorgeous South facing garden
- Excellent transport links

In detail

**** Guide price £375,000 - £400,000 **** A superb Victorian apartment with a gorgeous south facing private garden located close to excellent transport links and plenty of restaurants, coffee shops and shopping facilities.

Full of charm and character, the property comprises an impressive reception with original wooden floorboards, an ornate fireplace and two large sash windows which welcome in plenty of natural light. The bright and modern kitchen is to the rear and benefits from lots of storage, work space and a sweet dining area. There is also an equally impressive double bedroom benefitting from a wall of storage and garden views.

The garden is an oasis and a natural extension of the living space which has been carefully landscaped to provide year-round interest. Stocked with flowering perennials, herbaceous beds, borders and mature shrubs and trees, it has a Mediterranean feel and creates a lovely sense of being enveloped by lush greenery.

The space is uncommon for a one bedroom dwelling, as such, we expect it to be extremely popular on the open market.

Kent House Road is located within close proximity to several modes of transport including both Lower Sydenham (Charing Cross) and Sydenham Overground, Penge East (Victoria) and Kent House rail as well numerous bus routes ensuring the location is very well connected.

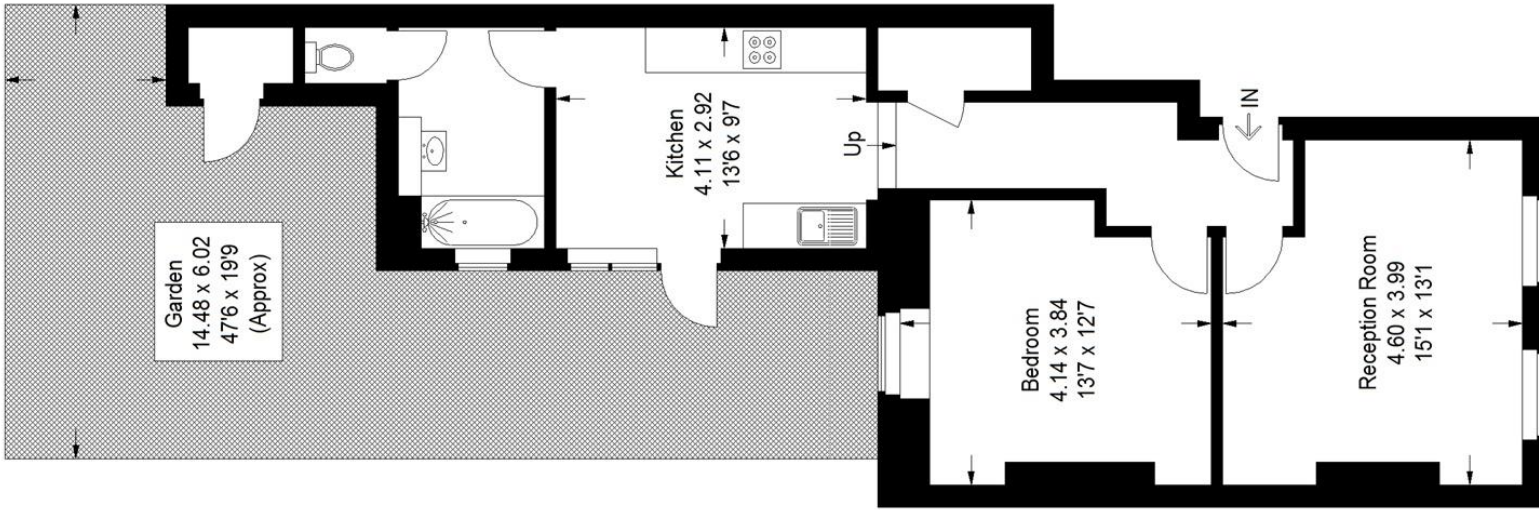
EPC: C | Council Tax Band: C | Lease: 150 Years Remaining | SC: £600 pa | GR: £300 | BI: Incl in SC



Floorplan

Kent House, SE26

Approximate Gross Internal Area
64.2 sq m / 691 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.