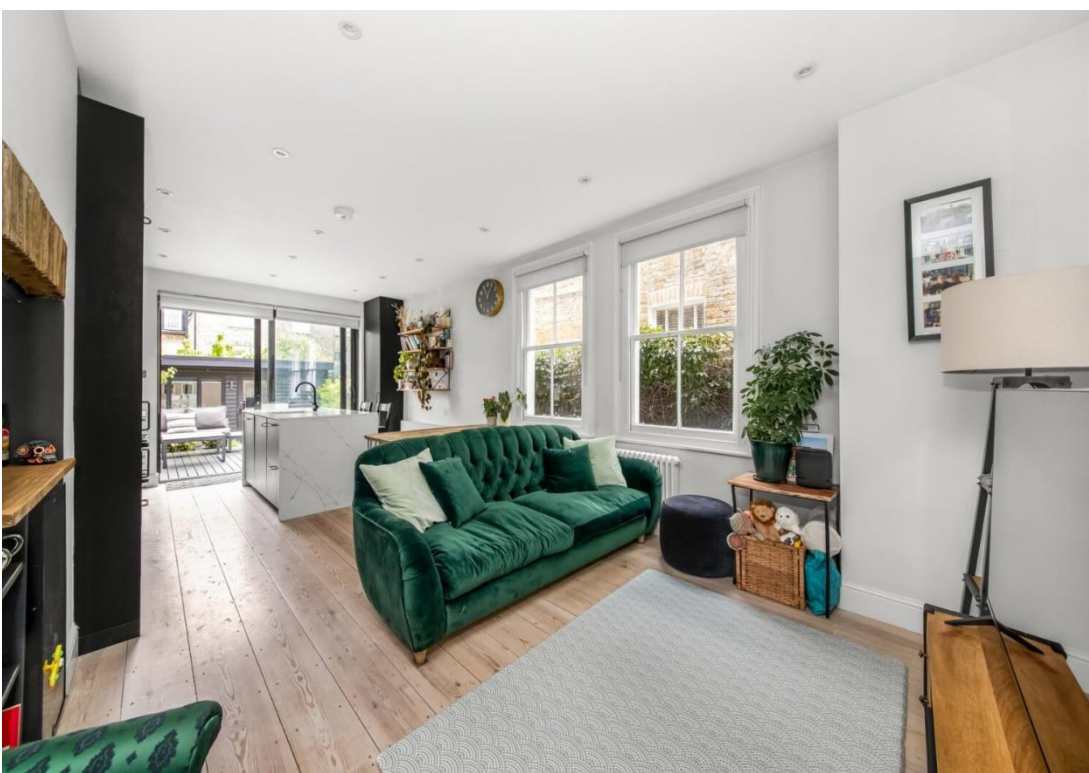




Byne Road, SE26
£575,000

0208 702 9777
pedderproperty.com

pedder



In general

- Stunning Victorian apartment
- Light filled living space
- Open plan living / dining
- Marble work tops
- Two double bedrooms
- Gorgeous bathroom with separate shower
- Excellent transport links

In detail

A stunning two bed Victorian apartment with private garden and garden office, situated within this highly sought after location in Sydenham.

By pairing old with new, the accommodation provides a characterful and contemporary, highly functioning home which not only looks beautiful but feels really welcoming.

The kitchen / dining / living room is flooded with natural light, has plenty of storage, high quality appliances and marble work tops, a lovely dining area for breakfasts and dinners, and provides direct access through bifold doors onto a raised terrace, which acts as a natural extension to the living space. Whilst the elevated terrace provides the perfect spot for a coffee in the morning sun, a BBQ with friends, or simply relax and take in the surrounding green views, the garden beyond provides a charming paved area with beautiful raised flower beds, access to the garden office and fantastic storage. There are two good sized double bedrooms and a gorgeous bathroom with a claw foot tub and frameless walk in shower finished in black and white tiling.

Byne Road allows for easy access to excellent transport links (Sydenham Overground and Penge East) 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: D | Council Tax Band: C | Lease: 88 Years Remaining | SC: As and when | GR: £200 | BI: £511



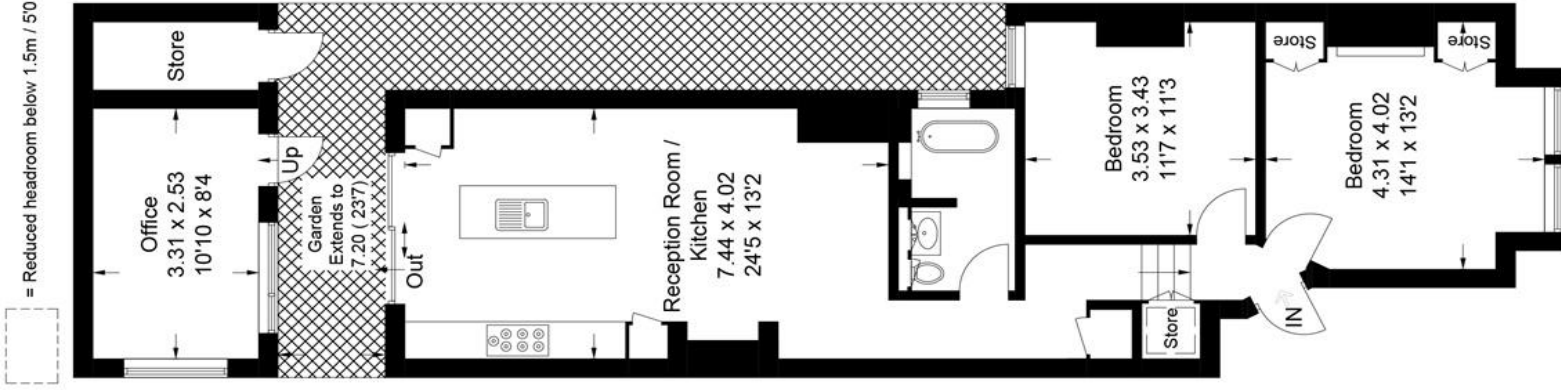
Floorplan

Byne Road, SE26

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft

Office & Store = 13.4 sq m / 144 sq ft

Total = 87.8 sq m / 945 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2019

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		
68-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	77 C

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.