



Sydenham Park, SE26 4EQ

£485,000

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## In General

- Gorgeous Georgian building
- Hall floor
- Comfortable lounge area
- Dining space
- Primary bedroom with beautiful floor to ceiling window
- Second double
- Wet room
- Private garden
- Share of Freehold

## In Detail

\*Guide Price £485,000 - £500,000\* Forming part of a gorgeous Georgian townhouse is this elegant two-bedroom apartment with private garden, located in Upper Sydenham, close to plenty of shops, restaurants and transport connections.

The charming building is characterised by a typically Georgian façade of London stock brick, wrought-iron railings and beautiful sash windows. Entrance into the apartment is via a communal front door, painted a lovely Wedgewood blue, opening into the property which occupies the raised ground floor. The large windows and ceiling height emphasises the vast amounts of natural light that pours into the space.

The lounge is arranged to the rear with lots of space for large comfortable furniture, a wood burner with bespoke joinery either side offering good storage, a dining area perfect for breakfasts and dinners, the kitchen is contemporary with white fascia's, wood block surfaces and sage green splashback tiling. To the front is the primary bedroom, impressive in size and outlook, with a striking casement window capturing leafy views, a second double bedroom works well for guests or as a study, and the wet room has been cleverly designed to optimise the space and also enjoys a pocket door.

To the rear, a private garden provides a lovely space to potter, BBQ with friends or while the day away with a good book.

EPC: TBC | Council Tax Band: C | Lease: TBC Years Remaining | SC: TBC | GR: N/A | BI: £557

EPC: | Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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