



Niederwald Road, SE26 | Offers In Excess Of £575,000

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In General

- Characterful Edwardian property
- Large reception
- Kitchen / dining room
- Two bedrooms plus Study / child's room
- Large private South West facing rear garden
- Close to Mayow Park
- Off street parking
- Garage
- Several transport links close by

In Detail

A characterful and bright 851 sq ft first floor apartment, located on a pretty and residential road in Sydenham.

This attractive Edwardian building benefits from a beautiful front door with stained glass panels and wide bay windows. Being first floor this particular property benefits from a good amount of natural light throughout.

Comprising a reception to the front, large kitchen / dining room, two double bedrooms and a study/ child's room.

Due to the property being end of terrace, the garden is 39ft x 33'6ft, larger than average. There is also a rear gate for access to the garden on Adamsrill road for bicycles and/or gardening supplies.

Additionally, the charming property benefits from off-street parking, a shared garage and ownership of the garden at the front of the house.

Niederwald Road is a small road set between De Frene Road and Adamsrill Road, enviably close to Mayow Park, a beautiful open space with a number of recreational facilities. Sydenham and Forest Hill rail are also within close proximity.

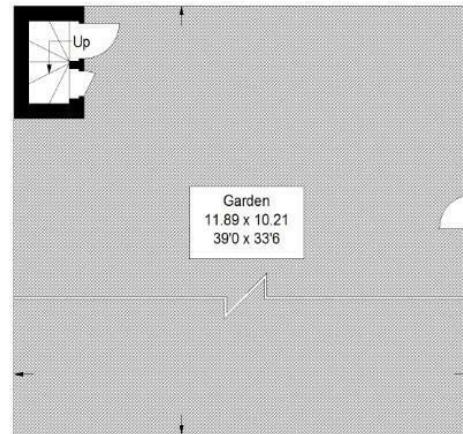
EPC: C | Council Tax Band: C | Lease: 111 years remaining | SC: Ad hoc | GR: £300 pa | BI: £466.11



Floorplan

Niederwald Road, SE26

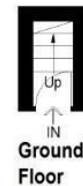
Approximate Gross Internal Area
 Ground Floor = 1.4 sq m / 15 sq ft
 Ground Floor = 1.6 sq m / 17 sq ft
 First Floor = 76.1 sq m / 819 sq ft
 Total = 79.1 sq m / 851 sq ft



Ground Floor



First Floor



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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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101) B		
69-80) C	71	79
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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