



Longton Grove, SE26 | £775,000

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In General

- Gorgeous Georgian maisonette
- Reception of over 17ft
- Kitchen / dining room
- Three double bedrooms
- Study
- Smart bathroom
- Landscaped garden
- Uninterrupted views of allotments
- Excellent transport links

In Detail

This exceptional three bed maisonette of 1,510 sq ft is positioned on Longton Grove, a much-loved, wide, leafy street in the heart of Sydenham. It spans across two storeys of a gorgeous Georgian building and enjoys free-flowing living spaces, plenty of natural light, and a private rear garden with uninterrupted views of allotments beyond.

The façade of the building is made from London stock brick, with an entrance accessed by steps that lead to the raised ground floor-level front door. As the building is so grand and impressive, it comes as no surprise that the living spaces are huge, with wonderful high ceilings and large windows inviting plenty of natural light.

The reception to the front is beautifully presented and such a voluminous space that it can accommodate the deep blue walls with ease, whilst also showcasing the white window shutters and impressive marble surround, working, fireplace, creating a space you would naturally retreat to in the evening. The kitchen / dining room offers another area to gather, socialise and entertain with plenty of room for a table of eight, wood block work surfaces for prepping, and a fantastic range cooker for those wholesome Sunday lunches. French Doors open onto a charming wrought iron balcony for morning coffees and lovely far reaching green views.

The ground floor is a superb 734 sq ft and provides three double bedrooms all finished in soft, calming tones, the primary benefiting from a walk-in wardrobe and a storage room with potential and plumbing for an ensuite, and the bathroom has been finished in very smart metro tiling and cleverly designed to conceal the bath tub and shower. Having the bedrooms downstairs also ensures a peaceful nights sleep, free from distraction.

To the rear, the garden has been landscaped to include a patio area, lawn and variety of perennials and planted borders.

EPC: C | Council Tax Band: D | Lease: 90 Years Remaining | SC: £630 pa | GR: £10 pa | BI: Incl in SC

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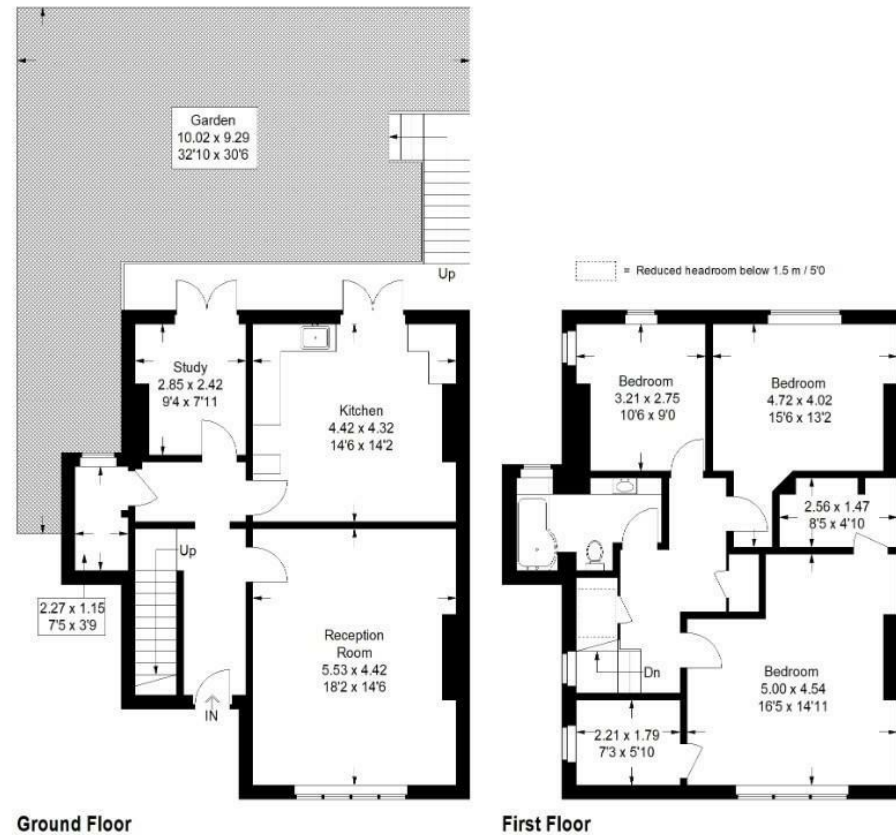
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Floorplan

Longton Grove, SE26

Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 First Floor = 72.1 sq m / 776 sq ft
 Total = 140.3 sq m / 1510 sq ft



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		82
81-101 B	74	
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	