



Kirkdale, SE26 | Offers In Excess Of £299,950

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In General

- Beautiful 1 bedroom flat
- Private balcony
- Chain free
- Open-plan living
- Contemporary finish
- Great transport links
- Triple glazed windows
- Underfloor heating
- Integrated ceiling speakers

In Detail

A newly refurbished one bedroom flat, with a private balcony, offered For Sale with no onwads chain, in the heart of Sydenham.

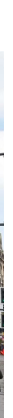
The apartment offers a bright and airy living space, immersed in natural light from large floor to ceiling triple glazed windows that fill the rooms with sunshine throughout the day.

The open-plan layout is well-designed, creating a spacious and inviting atmosphere. The property has been finished to a high standard, with modern fixtures and fittings, contemporary flooring, luxurious bathroom suite and pressurised hot water system, underfloor heating, integrated ceiling speaker system and stylish touches that enhance the overall feel.

A private balcony extends from the living area, providing an ideal spot to enjoy the fresh air and relax.

Kirkdale is a great location in Sydenham, close to a selection of coffee shops, cafés and restaurants, as well as benefitting from several parks and great transport links. Sydenham station is just moments away and offers direct services into London Victoria, London Bridge, and Highbury and Islington (via Canada Water, allowing easy access to Canary Wharf).

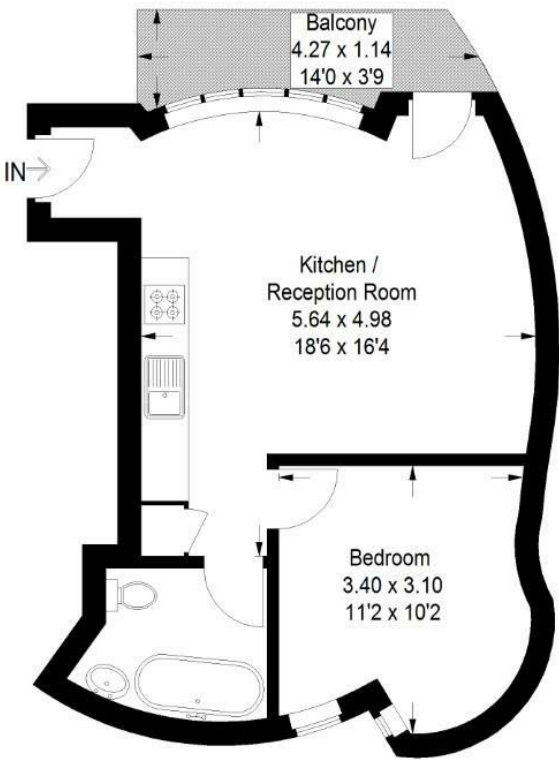
EPC: D | Council Tax Band: B | Lease: 990 years remaining | SC: £2894.00 | GR: £350 | BI: Incl in SC



Floorplan

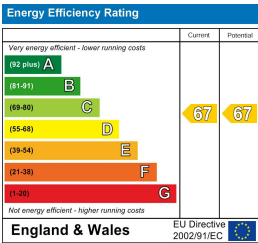
The Orb, SE26

Approximate Gross Internal Area
45.2 sq m / 486 sq ft



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
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