



Collingtree Road, SE26 | Guide Price £500,000

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In General

- Gorgeous ground floor apartment
- Brilliant proportions throughout
- Reception with bay window and shutters
- Kitchen
- Two double bedrooms
- Bathroom
- Private rear garden
- Superb location
- Excellent transport links

In Detail

Guide Price £500,000 - £525,000 An elegant and beautifully presented two bed apartment with direct access to a private garden, conveniently located for access to excellent transport links, a wealth of amenities on the high street, and moments away from Alexandra Recreation Ground.

Characterised by its voluminous ceilings and beautiful period detailing, this Edwardian property also enjoys a wider footprint, which is most apparent in the reception. Stretching 15'2 x 13'7, the living space is vast and offers plenty of room for an inviting lounge and a dining space, which could host a party of six comfortably, a large bay window with plantation shutters allows for plenty of natural light and alcove shelving provides brilliant storage.

Along the hallway, the kitchen includes a range of high gloss cabinetry, wood block work surfaces and Bosch appliances, there are two double bedrooms, and a smart bathroom.

Further benefits include direct access to the tranquil garden providing a lovely retreat and perfect spot to relax or enjoy a summer BBQ.

The property is moments from wonderful green open spaces including Mayow Park, Brown and Green cafe, tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are enviably close including Sydenham Overground, which goes into London Bridge and Penge East rail to London Victoria.

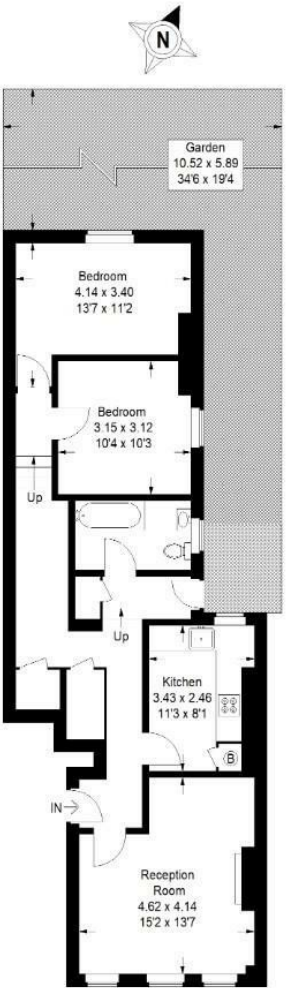
EPC: C | Council Tax Band: C | Lease: 121 years remaining | SC: £790 pa | GR: £250 | BI: Incl



Floorplan

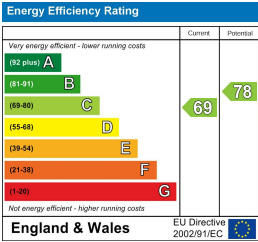
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Approximate Gross Internal Area
74.7 sq m / 804 sq ft



Ground Floor

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