

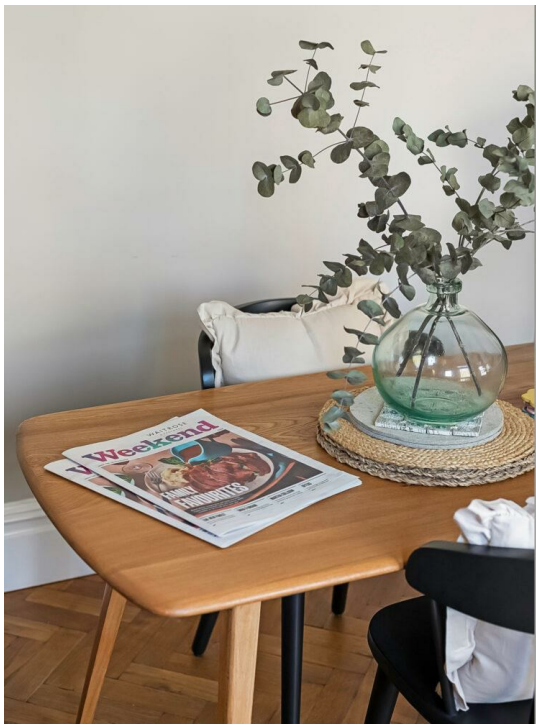


Wiverton Road, SE26 | Guide Price £600,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Gorgeous two bedroom apartment
- Kitchen / dining / reception room
- Flexible accomodation
- Luxurious bathroom
- Private garden
- Garden studio
- Herringbone flooring
- Excellent transport links

In Detail

Guide Price £600,000-£625,000 A stunning and beautifully presented two bedroom apartment with private garden and studio, set in this highly sought after pocket in Sydenham, close to excellent transport links, parks and a wealth of shopping facilities.

The wonderful materials, textures and earthy tones used throughout this property are inspired and create an inviting space which is calming and grounding.

The accommodation is flexible and can be arranged as a two bed, or as the owners currently have chosen to, a really generous one bed apartment. To the front the reception enjoys high ceilings, amplifying the space, and a large bay window, welcoming in plenty of natural light, the primary bedroom benefits from a lovely dressing area overlooking the gardens, there is a kitchen / dining / reception room providing the perfect space to socialise and gather for meals, with plenty of room for plenty of guests, the kitchen enjoys bespoke cabinetry, a range cooker and integrated appliances and the luxurious bathroom, colour drenched in a gorgeous moss green, enjoys a free standing tub and separate shower.

The garden offers a cosy, sunlit haven where you can enjoy leisurely evenings outdoors, filled with a variety of mature plants and fruit trees, it provides a lush, green backdrop that creates a sense of calm and privacy. There is also a superb garden office.

Wiverton Road is a very pretty residential road, dotted with blossom trees, and allows for easy access to excellent transport links (Sydenham Overground and Penge East) and green open spaces, including Crystal Palace Park and Alexandra Recreation Ground. Moments away you'll find two vibrant high streets; Sydenham and Penge, with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

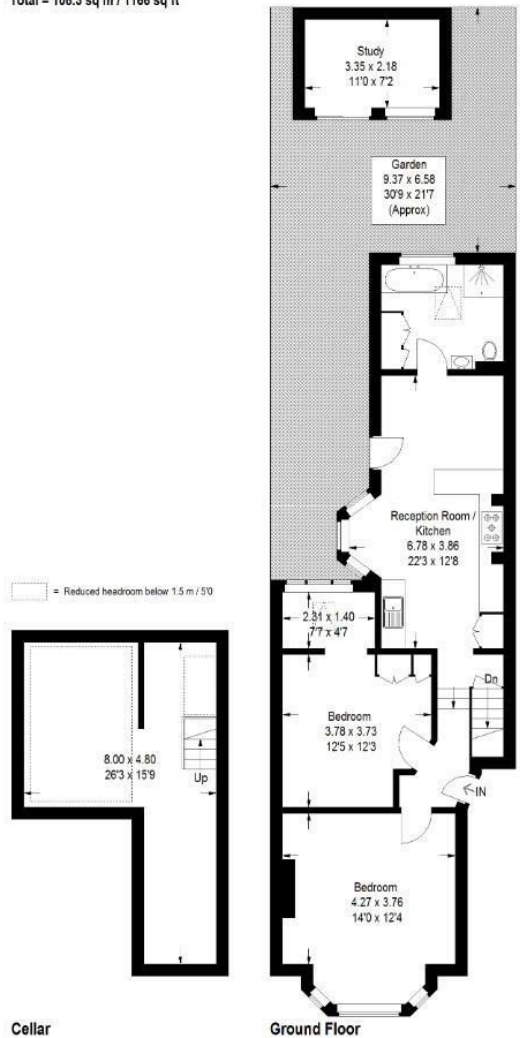
EPC: C | Council Tax Band: B | Lease: 115 years remaining | SC: £275 | GR: £500 | BI: £548.74



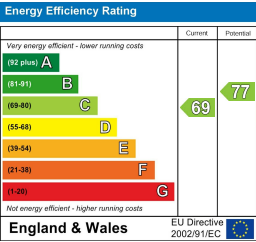
Floorplan

Wiverton Road, SE26

Approximate Gross Internal Area
100.6 sq m / 1083 sq ft
Study = 7.7 sq m / 83 sq ft
Total = 108.3 sq m / 1166 sq ft



Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.