



Trewsbury Road, SE26 | £525,000

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# In General

- First floor contemporary apartment
- Exceptional living / entertaining space
- Fully fitted kitchen
- Two spacious double bedrooms
- Stylishly tiled Bathroom
- Charming private balcony
- Prime location
- Underfloor heating
- Large bicycle room

# In Detail

Set on one of the most sought-after roads in Sydenham, well located for access to Sydenham Overground, Lower Sydenham and Penge East stations making this an ideal location for commuters.

The owner has injected character and personality by using a wonderful palette of materials, textures and colours resulting in a space that is both warm and welcoming.

The layout ensures an open and fluid flow between rooms, creating a seamless connection that enhances the sense of spaciousness. With a large lounge to the front and connecting dining area, there is plenty of living / entertaining space, whether that be to relax or socialise. The U-shaped kitchen incorporates high quality appliances, clean lines and parallel work surfaces, making it a streamlined and practical space for prepping and cooking.

There are two double bedrooms and a bathroom, finished in stylish neutral tiling.

The private balcony is an urban oasis — thoughtfully planted and bursting with greenery, it offers a peaceful retreat from city life. With pots and planters brimming with lush foliage and seasonal blooms, it's a vibrant spot to enjoy your morning coffee or unwind as the sun sets.

The location in Sydenham is prime, being moments from Penge East and Sydenham stations with great links into Central London (Victoria, Blackfriars, London Bridge) as well as Dalston & Shoreditch, very close to coffee shops, bars, and restaurants, as well as the green open spaces of Alexandra Recreation Grounds and Crystal Palace Park's extensive recreational offerings, and a weekly farmers' market.

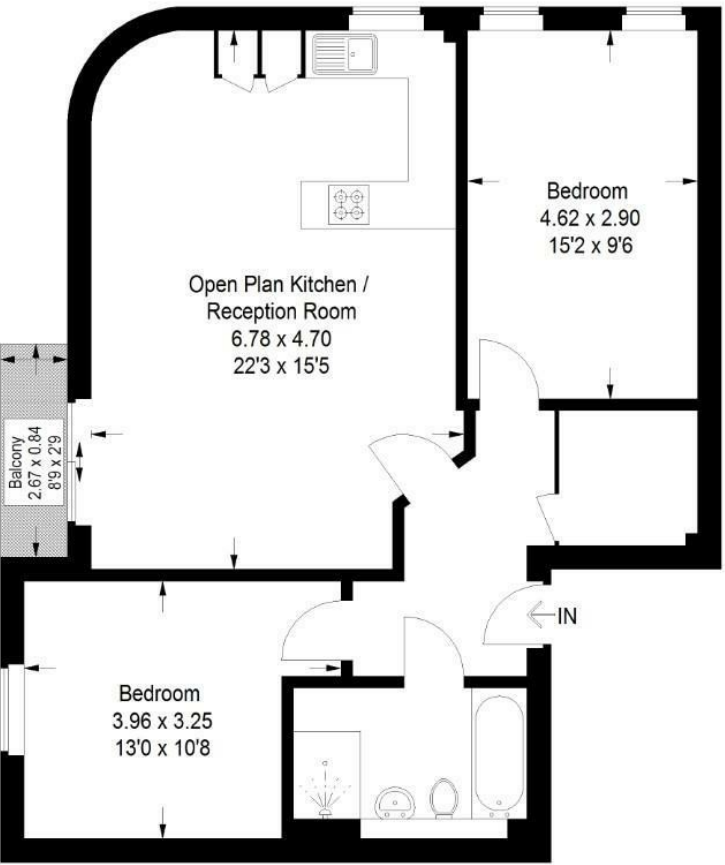
EPC: C | Council Tax Band: C | Lease: 112 years remaining | SC: £2,400 | GR: £350 | BI: Incl in SC



# Floorplan

Trewsbury Road, CR2

Approximate Gross Internal Area  
73.0 sq m / 786 sq ft



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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		
102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
80	80	
England & Wales		
EU Directive 2002/91/EC		

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