



Lennard Road, BR3 | Guide Price £525,000

02087029777

sydenham@pedderproperty.com

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In General

- Ground floor Victorian conversion
- Reception with French doors onto garden
- Contemporary kitchen
- Two double bedrooms
- Bathroom with seperate shower
- Gorgeous south facing garden
- Off street parking
- Private entrance
- No onward chain
- Excellent location

In Detail

Guide price £525,000 - £550,000 This smart, two bed apartment with private rear garden benefits from off street parking and no onward chain.

Modern interiors contrast with the period exterior to create a modern haven in this much- sought after location, close to Penge East station.

The apartment has been cleverly configured to take full advantage of the natural light and access to the private rear garden. To the rear the living space is fresh, stylish and incredibly bright, with a U-shaped kitchen providing plenty of storage and work surfaces with all appliances neatly incorporated to maintain a clean aesthetic. There a two bedrooms, the primary enjoying garden views, whilst the second bedroom works well as a guest room / study.

The garden enjoys a neatly trimmed lawn at its heart, offering an open, inviting space of lush green—perfect for relaxing, or entertaining, a flagstone patio extends from the back of the building, furnished with comfortable seating and a table, this area serves as a cozy outdoor living room, ideal for summer meals or evening gatherings. Bordering the lawn, raised beds constructed from timber overflow with perennials and shrubs and there is also very useful side access.

Kent House Road is well-located for access to a wealth of shopping facilities, amenities, and transport links, including New Beckenham (London Bridge), Penge East, or Kent House (Victoria) and Sydenham Overground.

EPC: TBC | Council Tax band: C | lease years remaining: 113 | SC: £110 | GR: Incl | BI: Incl

1



2



3

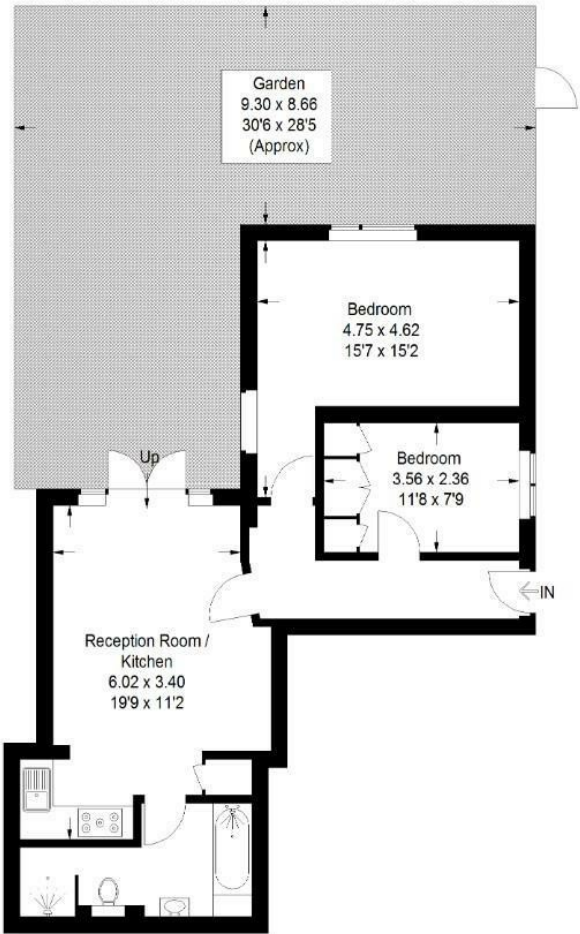
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Floorplan

Lennard Road, BR3

Approximate Gross Internal Area
62.6 sq m / 674 sq ft



Ground 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 any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(61-91) B		
(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		

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