



Longton Avenue, SE26 | Guide Price £825,000

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In General

- Exceptional raised ground floor apartment
- Architecturally designed
- Share of Freehold
- Superb open plan living / kitchen / dining room
- Three double bedrooms
- Two bathrooms
- Utility Room and Cellar
- Gorgeous South facing garden
- Excellent transport links
- Potential for Garden office STPP

In Detail

Guide Price £825,000 - £850,000 This exceptional 1,586 sq ft, three double bed, two bath apartment positioned on Longton Avenue, directly opposite Wells Park spans the raised ground floor of a detached Victorian building, enjoying free-flowing living spaces, abundant natural light, and a huge private rear garden.

The serene location is balanced by easy access to local shops and transport links – with Kirkdale, Sydenham, Sydenham Hill rail, and Crystal Palace all close by.

The open plan kitchen/family/dining room has been thoughtfully designed and enjoys expansive sliding doors and level access onto the patio, with bespoke kitchen cabinetry, quartz worktops and high quality appliances, maintaining a sleek look, perfect for entertaining. The lounge area beyond feels like a naturally inviting space to retreat into in the evening and also enjoys a peaceful and relaxing view of the garden. Storage and facilities are discreetly located in the basement and dedicated utility room.

The hallway leading to the bedrooms is clutter-free, composed, and effortlessly elegant, with a skylight illuminating the space and lined with floor to ceiling cupboards.

Each bedroom is a generous double with large windows that frame serene views of either the garden or Wells Park. There is a light-filled family bathroom with a terrazzo sink, a large tub and shower. The master bedroom suite is a true retreat with a discrete dressing area, double vanities, a shower room and a spacious sleeping area with floor-to-ceiling glass doors, allowing you to wake up to peaceful views and the sound of birdsong from the comfort of your bed.

The south-facing, sun-drenched and generously sized garden offers a truly exceptional outdoor living experience and enjoys glorious tree-lined views in every direction. The large, lawned area is surrounded by thoughtfully planted beds that provide ever-changing views and seasonal colour.

EPC: C | Council Tax band: C | Lease years: 980 | SC: £250 | GR: £0 | BI: Incl



Floorplan

Longton Avenue, SE26

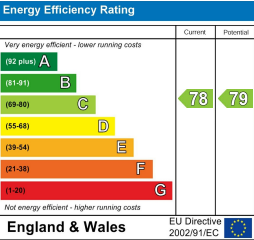
Approximate Gross Internal Area
(Excluding Shed)
147.3 sq m / 1586 sq ft



Ground Floor

Cellar

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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,
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