

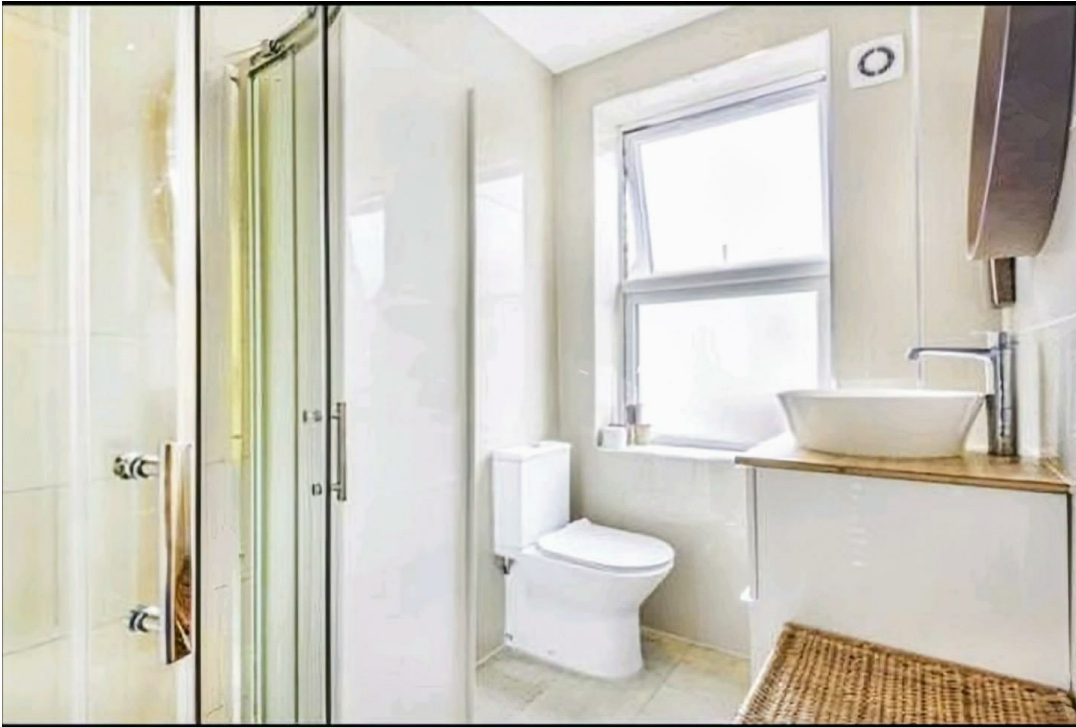
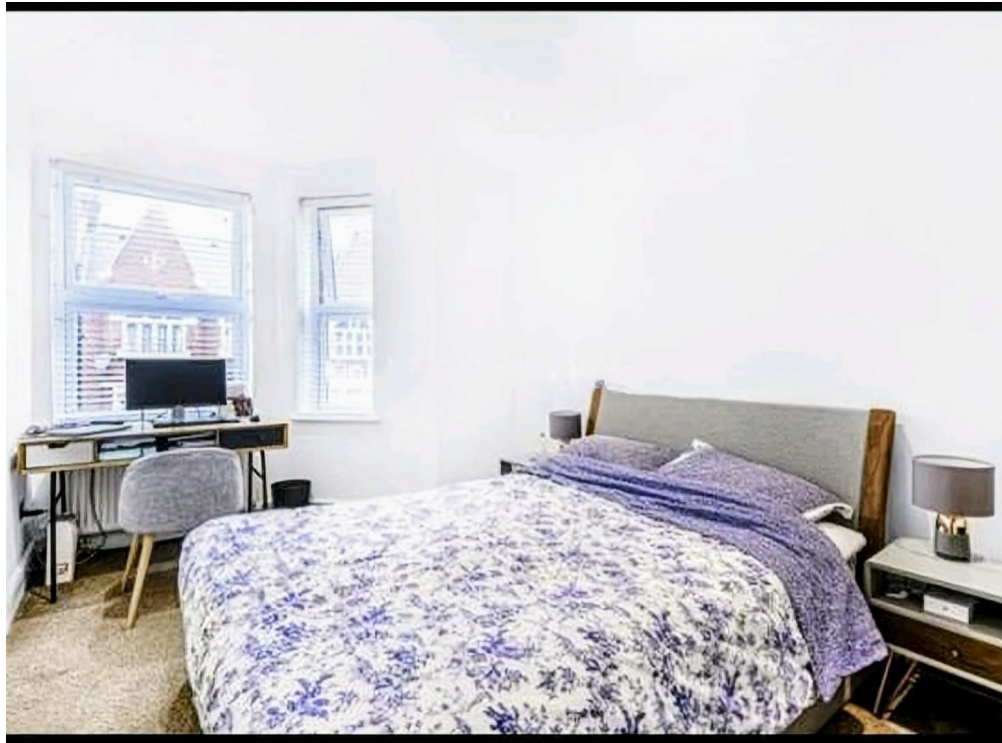


Wiverton Road, SE26 | £400,000

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In General

- Victorian split level apartment
- Open plan kitchen / living space
- Primary bedroom with ensuite
- Second bedroom
- Shower room
- Flooded with natural light
- Excellent transport links
- No onward chain
- Share of freehold

In Detail

*Guide Price £400,000 - £425,000 * Set on a highly sought after, tree-lined residential road in Sydenham, is this first floor two bed, two bath conversion, positioned moments from Sydenham Overground and the high street.

Carefully renovated in recent years, the space is fresh and uncomplicated, enjoying well balanced accommodation flooded with natural light. Arranged over two levels, the apartment comprises a lovely living area with plenty of space to relax, entertain and dine, a modern kitchen with lots of storage and work space, a primary bedroom with an ensuite shower room and a second bedroom with shower room.

Free from distractions, the pure and simple design of this home makes for a wonderful retreat from busy city life.

The location is so well connected and perfectly positioned to enjoy the best of the area; moments from Crystal Palace Park which hosts numerous musical events over the Summer, transport is excellent and includes easy access to Sydenham Overground and Penge East rail (London Victoria) or a 176 bus ride direct to Tottenham Court Road, for those who prefer a more leisurely commute. Sydenham and Penge high streets are filled with a variety of eateries, pubs and amenities for comfort and convenience.

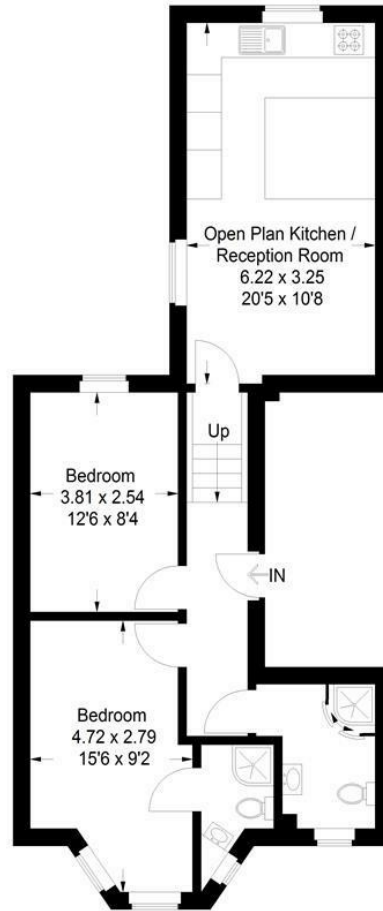
EPC: C | Council Tax Band: C | Leasehold: 118 years remaining | SC: £0 | GR: £0 | BI: £200



Floorplan

Wiverton Road, SE26

Approximate Gross Internal Area
56.5 sq m / 608 sq ft



First 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		77	77
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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