



Venner Road, SE26 | £450,000

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## In General

- Chain free
- Hall floor apartment
- Open plan kitchen / reception
- Two bedrooms
- Bathroom
- Private 74 ft garden
- Excellent location

## In Detail

This characterful hall floor apartment with an almost 80ft private garden, is located in a highly sought after residential location moments from Sydenham rail, the high street and a wealth of amenities.

The property offers a wonderfully distinctive layout full of personality and architectural interest. Cleverly arranged across the entire hall floor, the space feels open and connected while still offering clear distinctions between living and sleeping areas.

Comprising a large open plan reception area to the front with a lovely bay window and gorgeous fireplace, dining and living space and a smart kitchen area with plenty of storage and stainless steel work tops. The bedrooms are quietly positioned to the rear of the home, offering a peaceful retreat away from the main living areas and street-facing side. Overlooking the garden, these rooms enjoy a sense of calm and privacy, making them ideal for rest and relaxation.

To the rear lies a wonderfully wild and natural garden, offering a peaceful, untamed escape, filled with mature trees, self-seeded plants, and winding pathways. A great garden for nature lovers and those seeking a more relaxed outdoor space.

Venner Road is very close to Sydenham and Penge East rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Crystal Palace Park which has a weekly Sunday market, and offers 200 acres of space to enjoy- perfect for a relaxing stroll or a coffee at the Brown & Green cafe.

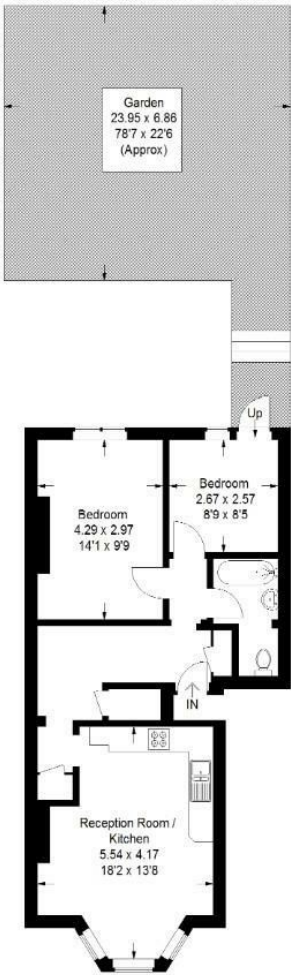
EPC: C | Council tax band: C | Lease: 64 years remaining | SC: £0 | GR: £0 | BI: TBC



# Floorplan

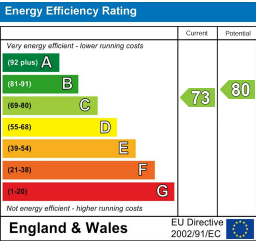
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Approximate Gross Internal Area  
57.4 sq m / 618 sq ft



Ground Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings  
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