



Princethorpe Road, SE26 | Guide Price £550,000

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In General

- Beautifully presented Edwardian conversion
- Light, bright and spacious
- Reception with wood burner
- Fresh, contemporary kitchen
- Two double bedrooms
- Bathroom with claw foot bath
- Shared garden
- Thorpe Estate conservation area
- Excellent transport links

In Detail

Guide Price £550,000 to £575,000 This characterful two double bedroom conversion occupies the first floor of a beautiful Edwardian building, offering 836 sq ft of bright, well-proportioned living space. Located on a peaceful residential road within the Thorpe Estate conservation area, it lies just a short stroll from the green expanses of Mayow Park, Sydenham rail and plenty of shopping facilities on the high street.

The apartment has been thoughtfully furnished in an autumnal palette of warm neutrals, soft ochres and natural woods that enhances its period charm. High ceilings, generous room sizes and large sash windows throughout also creates a wonderful sense of volume and light.

A wide entrance hall forms the heart of the home, leading to the living spaces and bedrooms. At the front of the property, the reception room is a serene retreat featuring a wood burner, alcove shelving and plenty of space to lounge and dine; the perfect setting for cosy evenings as the seasons turn. The kitchen is modern yet characterful, with parallel work counters and plenty of storage, creating a streamlined and practical space where everything is within arm’s reach.

The principal bedroom overlooks the gardens capturing a tranquil green view and includes original fitted storage in one of the alcoves. The second bedroom is equally well considered, ideal for guests, a child's room or use as a study. In the bathroom is a gorgeous claw foot bath while blush painted walls contrasts against brick tiles adding texture and charm.

To the rear is the shared landscaped garden thoughtfully designed to attract an array of wildlife with a range of established borders and a great patio seating area, perfect for alfresco dining.

EPC: TBC | Council Tax Band: C | Lease:106 Years remaining | SC: £330pa | GR: £10pa | BI: TBC



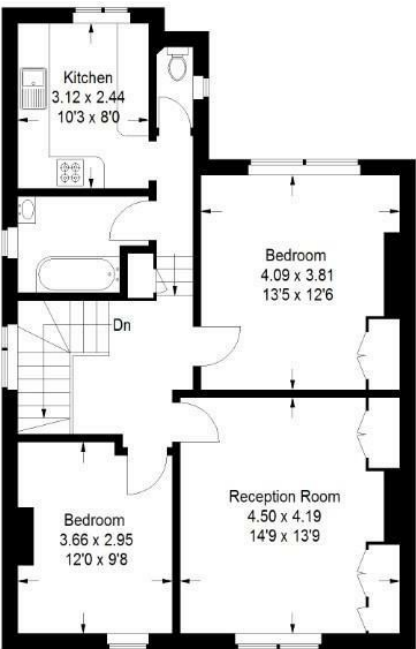
Floorplan

Princethorpe Road, SE26

Approximate Gross Internal Area
77.7 sq m / 836 sq ft



Ground Floor



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		
Very energy efficient - lower running costs	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

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