

Peters Path, SE26 | £360,000

02087029777

sydenham@pedderproperty.com

pedder
We live local









In General

- No onward chain
- Spacious split level maisonette
- Reception with private south facing balcony
- Kitchen / breakfast room
- Three bedrooms
- Bathroom
- Communal garden
- Opportunity for redevelopment
- Opposite Wells Park
- Excellent transport links

In Detail

Situated in a sought-after position in Upper Sydenham, opposite the beautiful open spaces of Wells Park, this spacious three bedroom, split level apartment offers well proportioned accommodation, an appealing mid-century character and a wonderfully practical layout.

Set within a purpose built development, the property benefits from generous room proportions, plenty of storage, a sense of space and a layout that lends itself perfectly to modern living.
Arranged over two levels, the accommodation offers a natural separation between living and sleeping areas. The reception room provides an inviting setting for both relaxing and entertaining with direct access onto a large private balcony, while the separate kitchen/ breakfast room offers practical everyday functionality. Three well proportioned bedrooms provide excellent flexibility for families or those looking for additional space to work from home. A family bathroom completes the accommodation.

One of the property's standout features is its enviable location, with Wells Park directly opposite, offering a wonderful green outlook and easy access to open space, woodland walks and recreational facilities.

Upper Sydenham is a popular residential location, appreciated for its leafy surroundings and community feel, while offering convenient access to the amenities of Sydenham, Forest Hill and Crystal Palace.

This location has so much to offer; from numerous local coffee shops, transport links, shopping facilities galore and surrounding green open spaces making this a highly desirable pocket in South East London.

EPC: C | Council Tax Band: B | Lease: 118 Years Remaining |SC: £1,923.58 pa | GR: £10 pa | BI: TBC

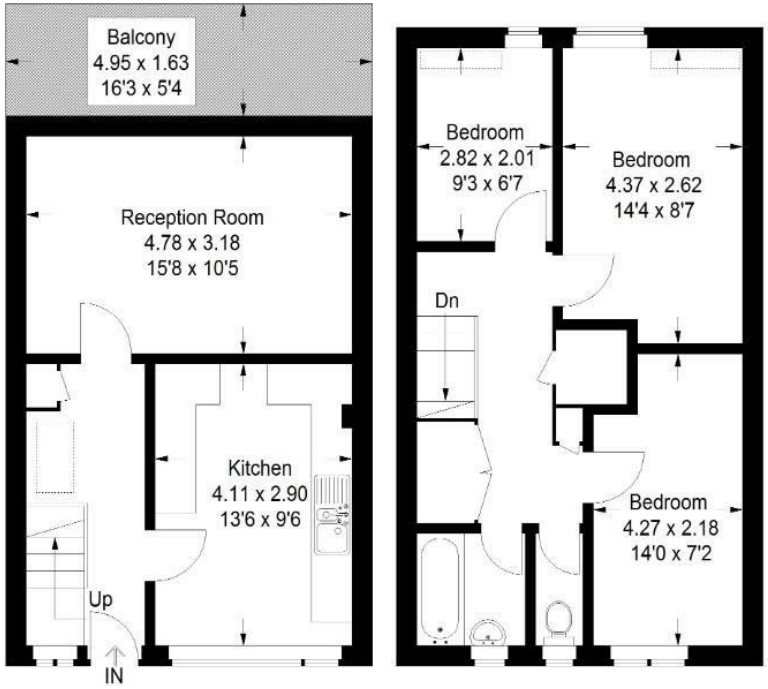





Floorplan

Peters Path, SE26

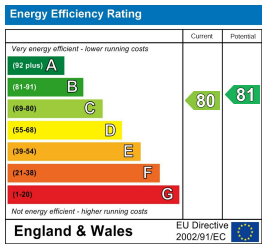
Approximate Gross Internal Area
Second Floor = 36.2 sq m / 390 sq ft
Third Floor = 42.2 sq m / 454 sq ft
Total = 78.4 sq m / 844 sq ft



Second Floor **Third Floor**

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2023
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.