



Sydenham Road, SE26 | £295,000

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# In General

- Split level apartment
- Light, bright and airy
- Generous living space
- Kitchen / breakfast room
- Two double bedrooms
- Bathroom
- Excellent storage
- No onward chain
- Share of Freehold

# In Detail

A spacious two double bedroom, split level apartment, in a highly convenient location, offering excellent potential for modernisation.

The property is being sold with no onward chain, and would benefit from some modernising, presenting a great opportunity to add value and personalise. Set within a small development, the apartment offers generous proportions and a flexible layout across two levels.

The accommodation includes a large living and dining space, providing plenty of room to reconfigure and enhance, alongside a separate kitchen / breakfast room with scope to redesign. Upstairs there are two really good sized double bedrooms, a bathroom, and additional storage. The split level design ensures the property enjoys a good sense of space and natural light.

Sydenham Road runs through the heart of Sydenham, offering a wide range of shops, coffee shops, restaurants, and everyday amenities, making it a convenient and well-connected hub for locals. The property is ideally positioned for transport links including Sydenham Overground, Lower Sydenham and Penge East stations. Several popular green spaces are also nearby, including Alexandra Park, Cator Park, Mayow Park and Crystal Palace Park.

EPC: D | Council Tax Band: C | Lease: 125 Years remaining | SC: £90pcm | BI: TBC



# Floorplan

Sydenham Road, SE20

Total\* = 74.3 sq. m / 800.3 sq. ft

Third Floor = 37.4 sq. m / 402.2 sq. ft

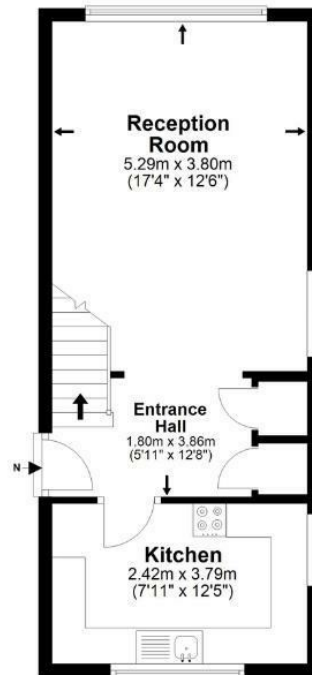
Second Floor = 37.0 sq. m / 398.0 sq. ft

☐ = Reduced head room below 1.5m



## Second Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



## Third Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) <b>A</b>	70
61-91) <b>B</b>	
49-60) <b>C</b>	
35-48) <b>D</b>	
29-34) <b>E</b>	
21-28) <b>F</b>	
1-20) <b>G</b>	
Not energy efficient - higher running costs	57
70	

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