

**FOR SALE**



**Victoria Court, Sydenham, SE26**

**Offers In Excess Of £275,000 Leasehold**

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**samuel estates**  
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# Property Description

This well-presented, purpose-built first-floor flat offers comfortable living in a highly desirable location just moments from Crystal Palace Park. The property is ideally situated for commuters and city access, being close to Penge West railway station, which is served by the London Overground Windrush line, as well as a variety of local bus routes providing convenient transport links across South London and into central areas.

The accommodation is thoughtfully arranged and includes a generously sized reception room that overlooks peaceful rear gardens, creating a quiet and relaxing living space with plenty of natural light. The fully fitted kitchen is designed for practicality and everyday use, offering ample storage and workspace.

The flat features a comfortable double bedroom, suitable for restful living, and a bathroom fitted with a shower over the bath, combining convenience with functionality. In addition to the interior space, residents benefit from access to a communal garden, ideal for outdoor relaxation along with a dedicated storage facility and secure bike storage. Parking facilities are also available, adding further convenience for residents with vehicles.

Overall, this property offers a blend of comfort, practicality, and excellent connectivity, making it suitable for professionals, couples, or investors seeking a well-located home.

## Disclaimer

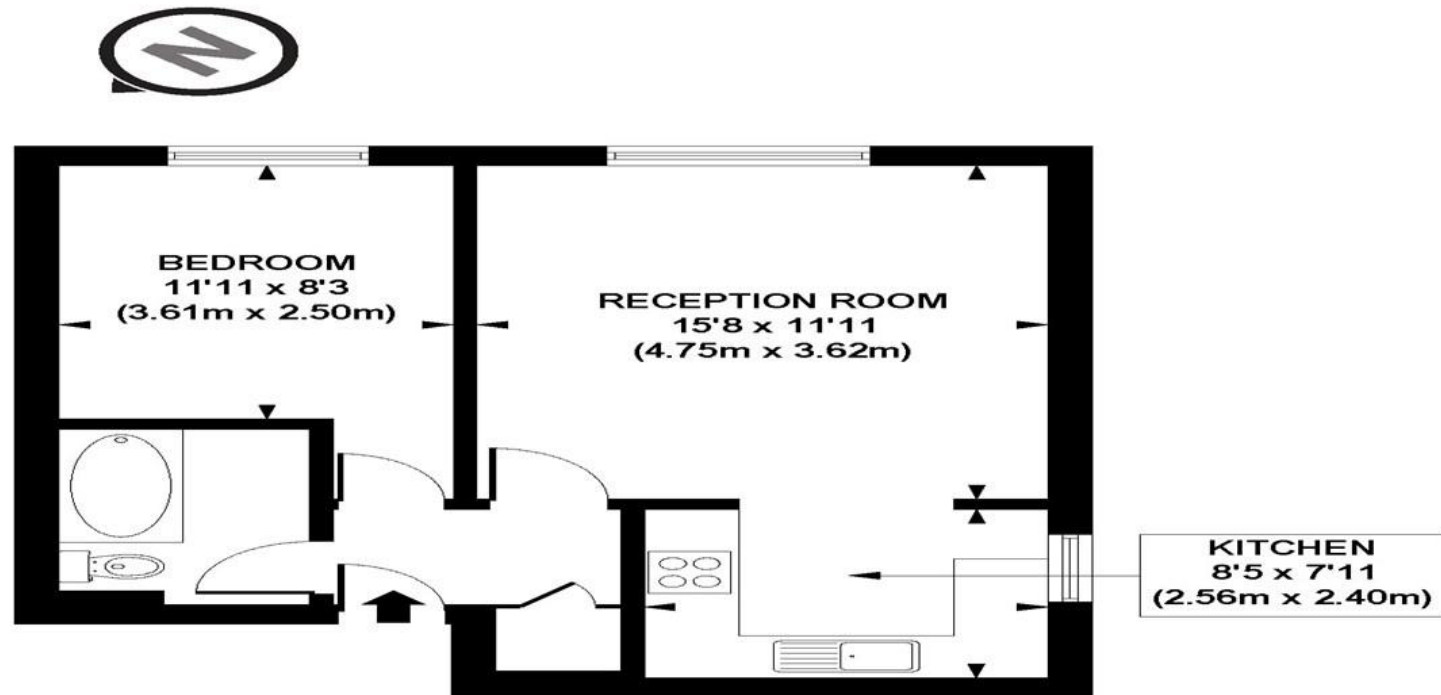
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	78	79
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 459 sq. ft / 42.67 sq. m**

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 125 years remaining

**Service Charge** – £1263.72

**Ground Rent** – £10

**Council Tax Band** – B

**Local Authority** – Bromley Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Driveway



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

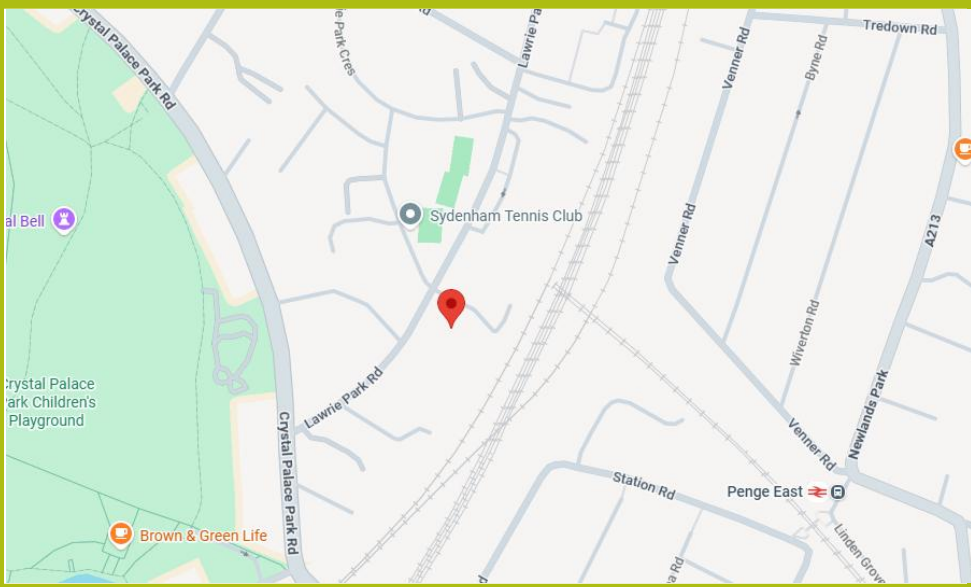


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

