



Newlands Park, SE26 | Guide Price £325,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local





# In General

- Chain free
- Top floor apartment
- Reception with beautiful arched windows
- Galley kitchen
- Two double bedrooms
- Bathroom
- Lots of potential!
- Excellent transport links
- \*New lease of 999 years to be granted on completion\*

# In Detail

**\*Guide Price £325,000 - £350,000\*** A superb property, presenting an exciting opportunity for an incoming purchaser to recreate and design a home to suit their needs, in this highly desirable location.

This split level apartment would benefit from a cosmetic uplift but the proportions are fantastic and its close proximity to the train links makes it an excellent investment property.

Arranged across the second floor, the property offers a reception with three gorgeous arched sash windows to the front, a galley kitchen, two generous double bedrooms and a bathroom.

Newlands Park is one of the many charming and highly desirable roads in Sydenham. The property is very close to some wonderful green open spaces including Crystal Palace and Mayow Park, Green and Brown cafe, tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are also really close by including Sydenham Overground and Penge East rail.

Lease extended to 999 years upon completion.

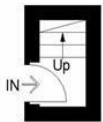
EPC: E | Council Tax Band: C | Lease: 60 Years Remaining | SC: As and when | GR: £0 | BI: TBC



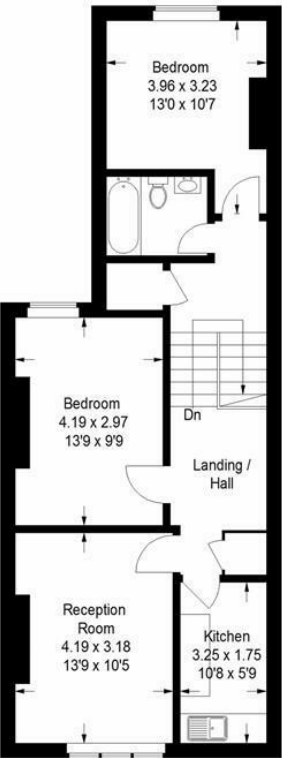
# Floorplan

## Newlands Park, SE26

Approximate Gross Internal Area  
65.2 sq m / 702 sq ft

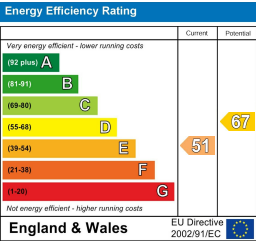


First Floor



Second Floor

Copyright www.pedderproperty.com © 2024  
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.