



Newlands Park, SE26 | Guide Price £435,000

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In General

- Superb Victorian conversion
- Reception of 18'8 ft
- Recently refurbished kitchen
- Two double bedrooms
- Bathroom
- Excellent transport links

In Detail

Guide Price £435,000–£450,000

A wonderful two double bedroom apartment measuring 807 sq ft, set on the second floor of a handsome Victorian building and perfectly positioned just moments from transport links, lovely independent coffee shops, restaurants and shops.

This charming Victorian home enjoys elevated privacy and an abundance of natural light throughout. On entry, stairs lead up to a bright and spacious living area. The generous 18'8 x 14'3 reception room offers plenty of space for lounging, dining and entertaining, beautifully illuminated by a large window and finished in soft, calming tones that enhance the sense of space and comfort.

Across the hallway is a beautifully designed kitchen with quartz style worktops, creating a sleek and practical layout, where everything is close at hand. The family bathroom is finished in neutral tiling for a clean, timeless look.

Both bedrooms are really well proportioned doubles, each offering ample room for a bed and additional furniture. Their generous dimensions allow for flexible layouts, creating warm, uncluttered spaces ideal for rest and relaxation.

Newlands Park places you in the heart of Sydenham, with excellent transport links including Sydenham Overground and Penge East (London/Victoria in approx 21 minutes), popular bars and eateries, Mayow Park, Crystal Palace Park, a friendly local café (Kynd) and the weekly farmers' market all within easy reach, making this a superb home in a vibrant, well connected location.

EPC: E | Council tax band: C | Lease: 96 years remaining | SC: £1200pa | BI: TBC



Floorplan



Total area: approx. 79.0 sq. metres (850.3 sq. feet)

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