



Sydenham Road, SE26 | £295,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



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

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

Floorplan

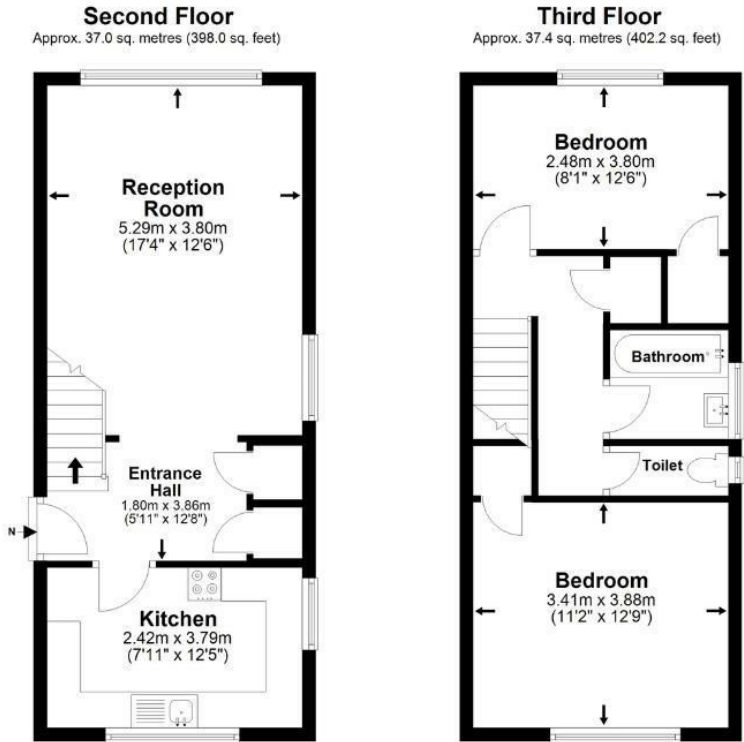
Sydenham Road, SE20

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

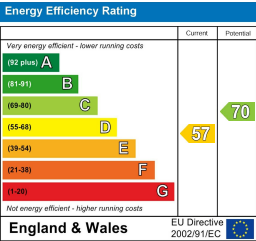
Third Floor = 37.4 sq. m / 402.2 sq. ft

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

[] = Reduced head room below 1.5m



*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.



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.