



Sydenham Road, SE26 | Guide Price £550,000

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# In General

- Superb location
- Ground floor modern apartment
- Generous proportions throughout
- Open plan reception
- Private wrap around gardens
- Three bedrooms
- Bathroom
- Great storage
- Underfloor heating

# In Detail

Guide price £550,000 - £575,000

A generously proportioned ground floor, three bedroom apartment with wrap around gardens, ideally positioned in the heart of Sydenham, just moments from Sydenham Overground (15 min Canada Water and 18 London Bridge) and a wide array of local amenities.

This stylish modern home offers beautifully balanced lateral living, thoughtfully designed to maximise space, light and functionality. The apartment features a spacious open plan reception room with clearly defined areas for relaxing, dining and entertaining, complemented by a sleek, contemporary kitchen with clean lines and integrated appliances.

There are three well proportioned bedrooms, providing flexibility for family living, home working or guest accommodation, alongside a modern bathroom finished with understated, neutral tones.

Additional benefits include excellent storage throughout and a practical layout that suits modern lifestyles with access to the outside space from all living areas.

Located to the rear of the development means the property offers the rare combination of a peaceful setting in a very central location.

Further benefits include a communal central courtyard, approximately five years remaining on the 10 year CRL warranty and wheelchair access.

Sydenham Overground is just a short stroll away (150m), making commuting effortless, while the lively high street provides an ever-changing mix of coffee houses, shops and restaurants. For slower moments, Mayow Park is close by, a much loved green space with open lawns, recreational facilities and the popular Brown + Green café, perfect for weekend walks and morning coffees.

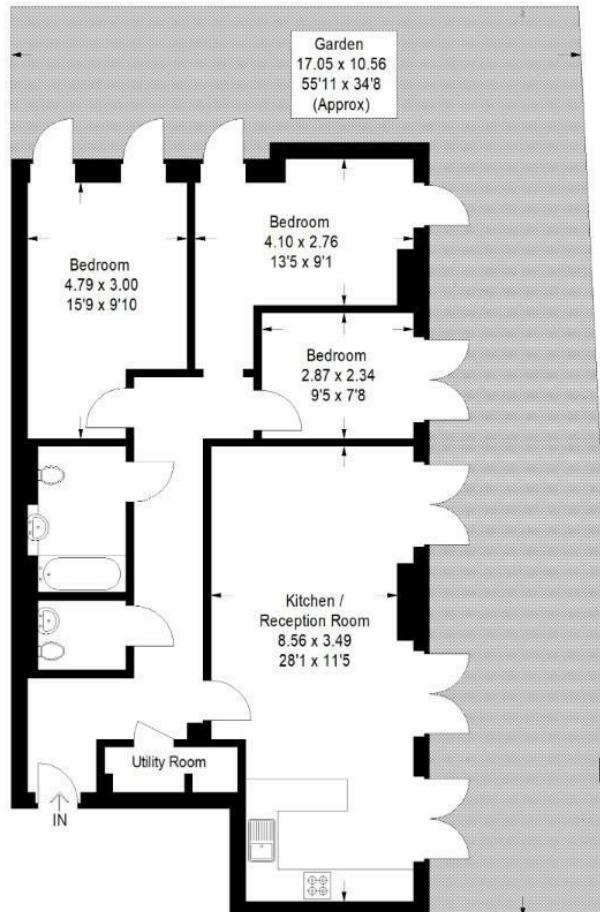
EPC: B | Council Tax Band: C | Lease: 117 Years remaining | SC: £3,220pa | GR: £400pa | BI: TBC



# Floorplan

Zanara Court, SE26

Approximate Gross Internal Area  
93.1 sq m / 1002 sq ft



Ground Floor

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