



ABSOLUTE
PROPERTY

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**1b The Parade, Sydenham
London SE26 6JD**

£1,250 PCM

Absolute Property are delighted to offer this well presented, modern studio flat with separate sleeping area, situated within a close walk to Sydenham station. The property benefits from a modern kitchen and bathroom, mezzanine separate sleeping area and UPVC double glazing. Call now for further details and to book in a viewing.

Available from the end of July 2026



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
77	77	A	77	77	A
72	72	B	72	72	B
67	67	C	67	67	C
62	62	D	62	62	D
57	57	E	57	57	E
52	52	F	52	52	F
47	47	G	47	47	G
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		