


**Sydenham Road, SE26 | Guide Price £450,000**

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# In General

- Superb apartment of 920 sq ft
- Abundance of natural light
- Kitchen / dining room
- Reception / Third bedroom
- Two double bedrooms
- Bathroom + ensuite
- Flexible accommodation
- Huge loft storage
- Private area of roof terrace
- Share of freehold

# In Detail

Guide price £450,000 - £475,0000

This beautifully presented apartment forms part of an attractive conversion above a historic public house, blending character with contemporary design. Occupying the top floor, the property enjoys an elevated position, offering a wonderful sense of privacy, tranquillity, and far reaching views across the surrounding area and Home Park.

The property is accessed via a decked roof terrace, creating a welcoming approach and an immediate sense of separation from the outside world. This elevated entrance not only enhances privacy but also offers an attractive outdoor setting, ideal for a morning coffee.

Internally the apartment boasts generous living space, thoughtfully designed for modern living. At its heart is an impressive kitchen dining room, flooded with warm natural light from multiple windows, with ample room to lounge, cook and host, this space is perfect for both everyday living and entertaining.  A second reception room provides an inviting space to retreat in the evening and can also easily adapt into a third double bedroom, as needs evolve. There are a further two spacious double bedrooms, each providing a calm and comfortable retreat, large enough to accommodate double beds and additional furniture whilst creating cosy, yet uncluttered spaces. The main bedroom also benefits from an ensuite bathroom. Additionally, there is a huge loft space providing superb storage.

The apartment's location in Sydenham is prime, very close to Lower Sydenham station (Charing Cross), Sydenham Overground providing direct connections to Canada Water for the Jubilee line, Shoreditch High Street and Clapham Junction. The high street offers a vibrant yet relaxed neighbourly hub with a variety of amenities and access to several green open spaces, including Home, Crystal Palace, Mayow and Wells Parks.

EPC: C | Council Tax Band: B | Lease: 987 Years remaining | SC: £0 | GR: £0 | BI: £488pa

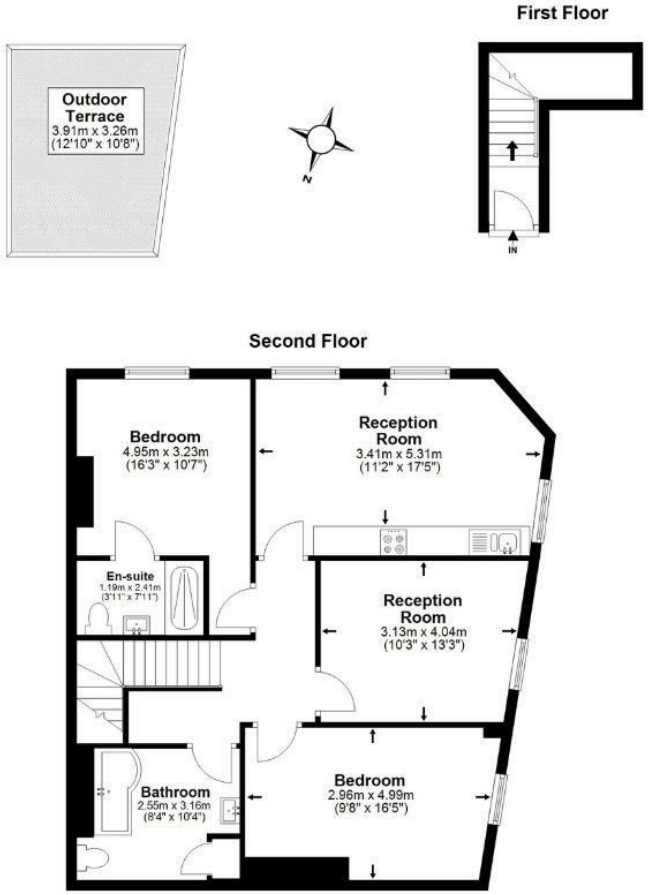




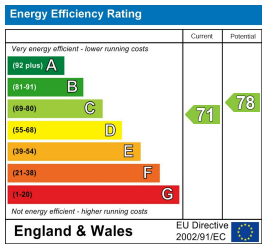

# Floorplan

**Sydenham Road, SE26**
Total* = 85.5 sq. m / 920.0 sq. ft
Second Floor = 80.6 sq. m / 868.0 sq. ft
First Floor = 4.8 sq. m / 52.0 sq. ft
[ ] = Reduced head room below 1.5m

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*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.




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