



Peak Hill Avenue, SE26 | Guide Price £700,000

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# In General

- Impressive 1,283 sq ft maisonette
- Large, light filled reception
- Charming kitchen / dining room
- Three double bedrooms
- Private South facing garden
- Excellent transport links
- New lease on completion - 990 years

# In Detail

Guide £700,000 - £725,000

This impressive maisonette spans 1,283 sq ft, offering an unusually generous amount of space across three levels. With three genuine double bedrooms, expansive living areas, and plenty of natural light, it feels far larger than a typical maisonette.

Positioned on this no through road, a little known corner of the neighbourhood that feels peaceful and quietly special, easily missed by those passing. The approach is impressive; a semi detached, red brick building with stucco dressings and a cheerful sunny yellow front door. On entry the hallway is flooded with natural light and a sweeping staircase leads to the first floor. This superb layout creates a natural flow between living areas and by having the living room adjacent to the kitchen/dining room makes daily life effortless, perfect for entertaining, keeping an eye on family, or moving seamlessly between cooking, dining, and relaxing. Upstairs, you'll find the bedrooms, each a generous double with large windows that frame serene far reaching views.

To the rear is a private garden, a peaceful south facing spot.

Located on Peak Hill Avenue, one of Sydenham's best loved streets very close to Sydenham rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Wells Park.

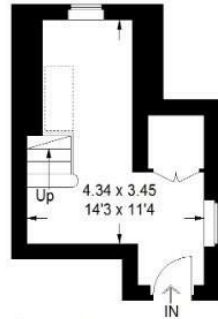
EPC: D | Council Tax Band: D | Lease: 89 years remaining | SC: £1,044 pa | GR: £10 pa | BI: Incl. in SC



# Floorplan

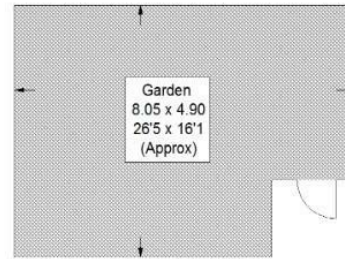
## Peak Hill Avenue, SE26

Approximate Gross Internal Area  
119.3 sq m / 1284 sq ft



Ground Floor

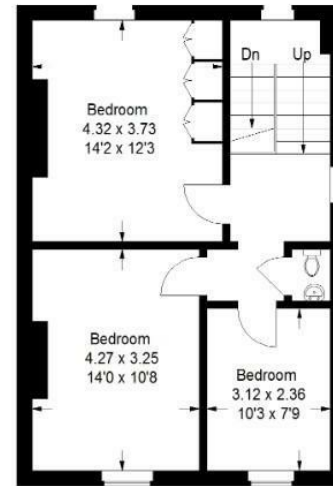
= Reduced headroom below 1.5 m / 5'0"



(Not Shown In Actual Location / Orientation)



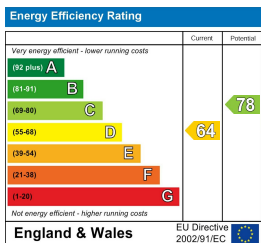
First Floor



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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