



## Niederwald Road, Sydenham

Guide Price £525,000





## Property Summary

Guide Price: £525,000 - £550,000

A fabulous two bedroom, CHAIN FREE, end of terrace Edwardian HOUSE offered to the market by Propertyworld. This super house offers a rare and exciting opportunity for discerning buyers to add value and create a beautiful home in their own style. Some modernisation is required but no structural work is necessary (unless by choice). Niederwald Road is arguably SE26's prettiest street and certainly one of its most popular. It is small and quiet, with a range attractive period properties, and located close to Mayow Park and Sydenham Road - with its array of amenities, shops and eateries.

The house has been a much-loved family home for over 60 years, is spacious and benefits from beautifully proportioned accommodation throughout. Flooded in light, the house benefits further from two reception rooms on the grounds floor and TWO gardens. The rear garden is a fabulous size and larger than most on the road, and with no properties behind, it is also supremely private. The front garden is smaller but also a great space and could be easily converted to an OFF STREET PARKING space (with the correct permissions).

The details include: on the ground floor there is a spacious lounge to front with bay window, fitted carpet and lots of light. There is a second reception room / dining room with direct views into the beautiful rear garden, which leads into the galley style kitchen. On the first floor there are TWO DOUBLE bedrooms and spacious family bathroom. With a loft above, the house offers ample storage.

We expect strong interest and advise a call to make an early appointment to view.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom house
- CHAIN FREE
- End of terrace
- FREEHOLD tenure
- Large rear garden
- Fabuious road
- Some modernisation required
- Rare opportunity
- Potentially OFF STREET PARKING
- EPC rating is E, council tax is C

## Our Vendor Loves...

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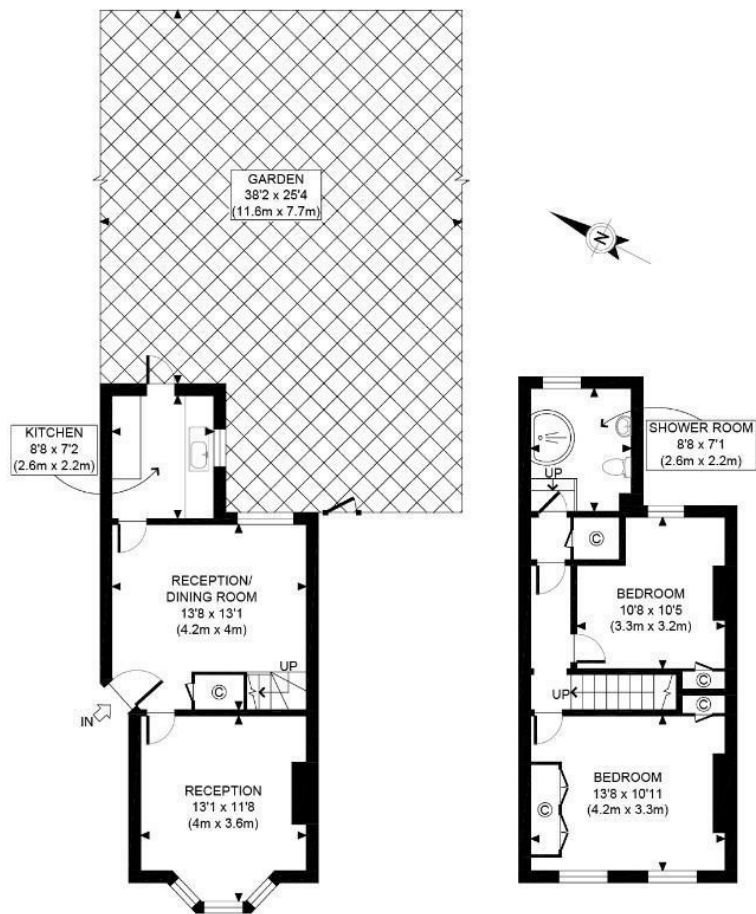
"This was a much loved and happy family home for many years. Mum enjoyed every minute of the time here and it will always be loved and cherished. Sadly its now empty and time for someone else to own it, love it and make it their own. We hope they enjoy it as much as we have and am sure the house will enjoy a new chapter and new lease of life".











GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 385 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 405 SQ FT

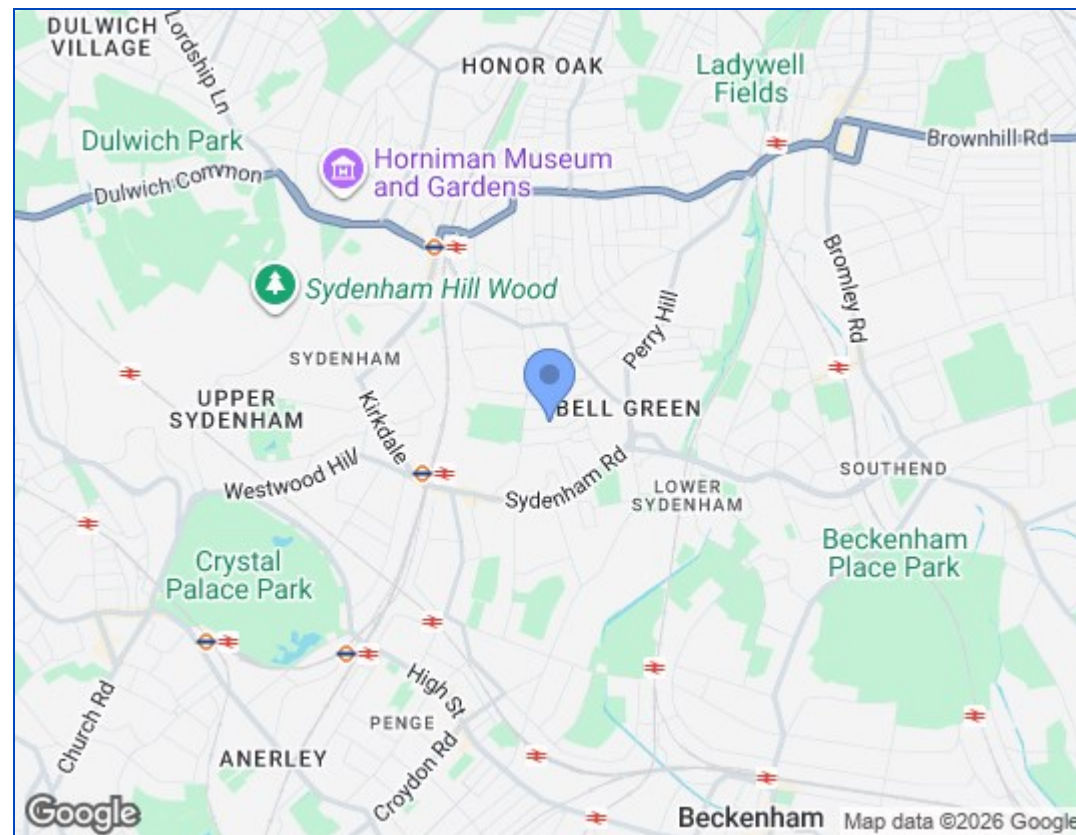
**APPROX. GROSS INTERNAL FLOOR AREA 790 SQ FT / 73 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

neiderwald road

date 06/01/26

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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