



199 - 203 Kirkdale, SE26 | £425,000

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# In General

- Superb natural light throughout
- Reception of 26'7ft
- Stylish Magnet kitchen
- Charming bay window
- Two bedrooms
- Two bathrooms
- Excellent transport links

# In Detail

This two bed, two bath, contemporary apartment is ideally positioned to take full advantage of its elevated setting. Arranged on the top floor, the property offers the utmost in privacy, tranquillity, and far reaching views. Enjoy a sense of retreat with sweeping outlooks over the surrounding area and greenery.

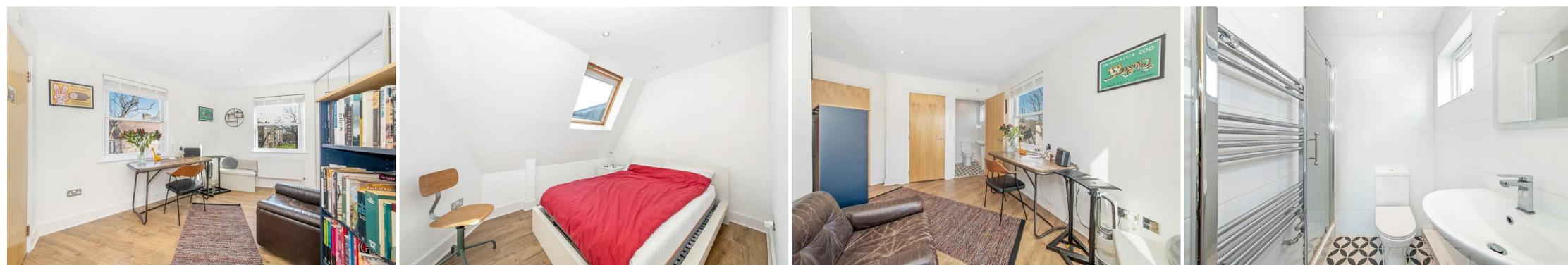
Boasting generous lateral living space designed for comfort, flexibility, and flow, the property enjoys a 26'7 ft reception room and several windows flooding the space with natural light, a curved bay window which creates a striking architectural feature and forms a light filled nook within the room, perfectly suited as a dining area or study, this versatile space offers a charming spot to position a table or desk, making it a natural focal point within the home. The well thought out kitchen is both stylish and functional, with sleek worktops that make cooking and socialising a breeze.

Also including two spacious double bedrooms, each offering a calm and inviting atmosphere. Both rooms comfortably accommodate double beds and additional furnishings, as well as benefiting from integrated storage.

Ideally located, the apartment is just moments from excellent transport links, vibrant local bars and restaurants, and the expansive green spaces of Wells Park.

Perfectly positioned, the apartment is within easy reach of excellent transport connections including Sydenham Overground and several bus routes, a variety of independent bars and restaurants, and the open green spaces nearby.

EPC: TBC | Council Tax Band: C | Lease: 104 Years remaining | SC: £2083pa | GR: £200pa | BI: TBC



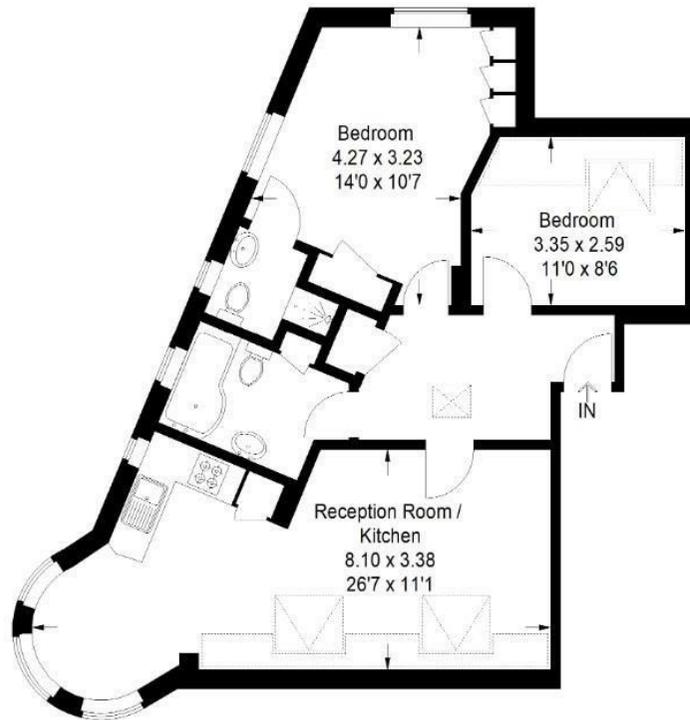
# Floorplan

Kirkdale, SE26

Approximate Gross Internal Area  
63.5 sq m / 683 sq ft



 = Reduced headroom below 1.5 m / 5'0"



## Third Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	