



Kangley Bridge Road, SE26 | Guide Price £525,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local



# In General

- End of terrace Victorian house
- Two reception rooms
- Three bedrooms
- Bathroom
- Off street parking
- Close to transport links
- Scope to improve and develop (STP)

# In Detail

\*Guide price £525,000 - £550,000\*

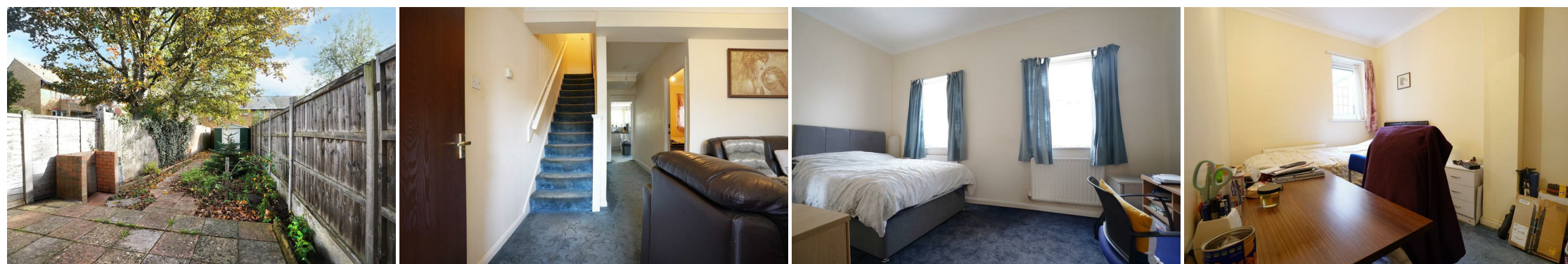
A charming end-of-terrace Victorian home ideally positioned for convenient access to Lower Sydenham Station, offering direct rail links to Charing Cross and other central London destinations.

The property offers spacious and versatile accommodation arranged over two floors, comprising two reception rooms, a well-proportioned kitchen, three double bedrooms, and a family bathroom. There is scope for modernisation and extension (subject to the necessary planning permissions), allowing an incoming purchaser to tailor the home to their own taste and requirements.

Additional benefits include off-street parking to the front and a private rear garden, providing excellent outdoor space for relaxation or entertaining.

Situated on Kangley Bridge Road, the property enjoys close proximity to the Bell Green retail park, local schools, and a variety of transport links, making it an excellent choice for families and commuters alike.

EPC: D | Council Tax Band: D



# Floorplan

## Kangley Bridge Road, SE26

Approximate Gross Internal Area  
 Ground Floor = 40.6 sq m / 437 sq ft  
 First Floor = 38.3 sq m / 412 sq ft  
 Total = 78.9 sq m / 849 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	85
76-101) B	
69-75) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
58	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.