Sydenham Park Road, SE26 | Guide Price £500,000

02087029777

sydenham@pedderproperty.com

pedder
We live local

In General

- Superb 1,014sq ft maisonette
- Reception with bay window
- Kitchen / dining room
- Three bedrooms
- Bathroom
- Shared garden
- Excellent transport links
- No onward chain

In Detail

Guide price £500,000 to £525,000
A superb first floor split level Victorian maisonette, full of character and charm, ideally situated in Upper Sydenham, close to green open spaces and excellent transport links.

The entire flat feels light, bright and effortlessly calm, with soft tones, beautiful natural light and a relaxed, understated feel. Generously proportioned throughout, it combines original Victorian features with thoughtful modern touches to create a home that feels both elegant and easy.

The reception room is a real highlight, with high ceilings, a beautiful cast iron fireplace and a large square bay window with a charming window seat. The room is flooded with natural light and has a lovely sense of warmth and space. To the rear is the kitchen/dining room, a generous and sociable space with plenty of room for a table of eight, making it ideal for relaxed dinners and entertaining. Along the hallway are the two very good double bedrooms, a third smaller double / office and a bathroom. There is also an impressive amount of storage throughout, a particularly useful feature for a maisonette.

To the rear is a beautifully maintained garden, shared with just one neighbour.

Sydenham Park Road is very well connected, with Sydenham and Forest Hill Overground stations nearby, as well as bus routes including the 176 to Soho. Mayow Park and Wells Park are also close by, offering plenty of green space within easy reach.

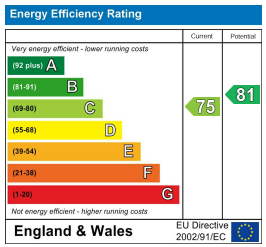
EPC: C | Council Tax Band: C | Lease: 89 years remaining | SC: £1,200 pa | GR: £200 pa | BI: Incl. in SC

Floorplan

Sydenham Park Road, SE26
Total* = 94.3 sq. m / 1014.7 sq. ft
Ground Floor = 4.1 sq. m / 44.6 sq. ft
First Floor = 90.1 sq. m / 970.2 sq. ft
[ ] = Reduced head room below 1.5m

pedder
We live local

*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.



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.