



Newlands Park, SE26 | Guide Price £525,000

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# In General

- Charming victorian home
- Light, bright and characterful
- Private west facing garden
- Kitchen / dining room
- Large reception with bay window
- Excellent transport links
- Share of freehold

# In Detail

Guide price £525,000 - £550,000

A charming two-bedroom ground floor flat, with direct access to a private garden, seamlessly blending indoor and outdoor living. Thoughtfully laid out, the property features well-proportioned rooms throughout, creating a wonderful sense of space and flow that is both practical and inviting.

The reception room is a standout feature of the home, boasting a beautiful bay window that floods the space with natural light. The room retains its original charm, with elegant period flooring and a striking feature fireplace. Thoughtfully decorated in a tasteful sage green, the space feels both inviting and refined, perfect for relaxing or entertaining.

The contemporary kitchen is well-appointed with modern fittings and ample storage, and crucially offers enough space to accommodate a dining table, making it a sociable hub of the home. Its design balances style and functionality, catering perfectly to modern lifestyles.

Both bedrooms are generously sized and continue the theme of character and comfort, each benefiting from original features that enhance the overall charm of the property.

To the rear, the private west-facing garden is a standout feature. Bathed in afternoon and evening sunlight, it provides a peaceful retreat. The garden is beautifully green and thoughtfully maintained, offering a sense of privacy and tranquility. A shaded decking area creates an ideal spot for outdoor dining, entertaining, or simply unwinding, regardless of the weather.

Newlands Park, in the heart of Sydenham, has excellent transport links including Sydenham Overground and Penge East (London/Victoria) popular bars and eateries, Mayow Park, Crystal Palace Park, a friendly local café (Kynd) and the weekly farmers' market all within easy reach, making this a superb home in a vibrant, well connected location.

EPC: C | Council Tax Band: C | Lease: 992 Years remaining | SC: £0 | GR: Peppercorn | BI: TBC




# Floorplan

**Newlands Park, SE26**

Total\* = 66.7 sq. m / 718.2 sq. ft

Ground Floor = 66.7 sq. m / 718.2 sq. ft

 = Reduced head room below 1.5m

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Ground Floor



\*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	77
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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