



Longton Grove, SE26 | Guide Price £750,000

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In General

- Superb split level Victorian apartment
- Wonderful living accommodation of almost 1,500 sq ft
- Reception with tall windows
- Kitchen / dining room with wrought iron balcony
- Three double bedrooms
- Two ensuite shower rooms + bathroom
- Beautiful private landscaped gardens
- Moments from Wells Park
- Excellent transport links

In Detail

Guide price £750,000 - £775,000

Occupying two floors of an elegant Victorian building on Longton Grove, one of Sydenham's most sought after tree lined streets, close to Wells Park.

This substantial 3/4 bed apartment extends to almost 1,500 sq ft and enjoys generous volumes, abundant natural light and a thoughtfully considered layout, complemented by a private rear garden with uninterrupted views across neighbouring allotments, creating a unique, tranquil setting.

The ground floor is dedicated to living and entertaining, where high ceilings and tall sash windows amplify the sense of space and light throughout. The main reception occupies the front of the building and is both elegant and inviting. Plantation shutters frame the windows and a grand cast iron fireplace provides a natural focal point. It is a calm, atmospheric space equally suited to relaxed evenings or entertaining.

To the rear, the kitchen / dining room forms the social heart of the home. Marble worktops, space for a classic range cooker and ample storage combine practicality with character, while there's generous space for a large dining table. French doors open onto a wrought iron balcony, offering a lovely outlook across the gardens and allotments beyond, a perfect spot for a morning coffee.

The lower level is dedicated to sleeping accommodation, with the bedrooms arranged to provide a calm, cool and secluded environment. The main and second bedrooms are large doubles each benefiting from ensuite shower rooms. Additionally there is a third double bedroom and study. The family bathroom has also been carefully designed with crisp metro tiling and a cleverly concealed bath and shower arrangement, giving the space a clean, contemporary feel.

Outside, the private rear garden has been landscaped with a generous terrace, lawn and established planting, offering a peaceful extension of the living space.

EPC: C | Council Tax Band: D | Lease: 99 Years remaining | SC: £654.36 inc BI | GR: £10 pa



Floorplan

Longton Grove, SE26

Total* = 130.0 sq. m / 1398.9 sq. ft

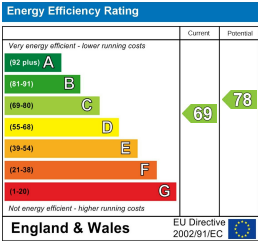
Raised Ground Floor = 64.9 sq. m / 699.0 sq. ft

Lower Ground Floor = 65.0 sq. m / 699.9 sq. ft

☐ = Reduced head room below 1.5m



*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.



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