



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**1b The Parade, Sydenham
London SE26 6JD**

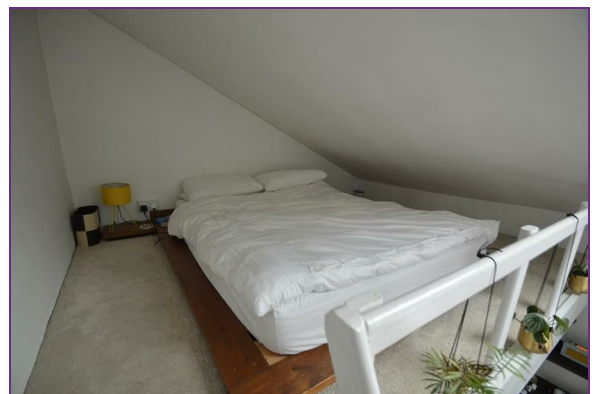
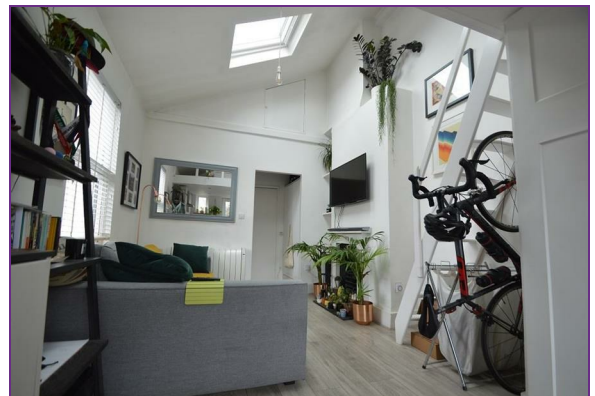
£1,300 PCM

Absolute Property are delighted to offer this well presented, modern studio flat with separate sleeping area, situated within a close walk to Sydenham station. The property benefits from a modern kitchen and bathroom, mezzanine separate sleeping area and UPVC double glazing. Call now for further details and to book in a viewing.

Available from the end of July 2026



**1b The Parade, Sydenham
London SE26 6JD**



Energy Efficiency Rating

Lighting Technology	Energy Efficiency Rating
Very energy efficient - lower running costs	10
LED (class A)	9
LED (class B)	8
LED (class C)	7
LED (class D)	6
LED (class E)	5
LED (class F)	4
LED (class G)	3
LED (class H)	2
LED (class I)	1

Environmental Impact (CO₂) Rating

Lighting Technology	Environmental Impact (CO ₂) Rating
Very environmentally friendly - lower CO ₂ emissions	1
LED (class A)	2
LED (class B)	3
LED (class C)	4
LED (class D)	5
LED (class E)	6
LED (class F)	7
LED (class G)	8
LED (class H)	9
LED (class I)	10