

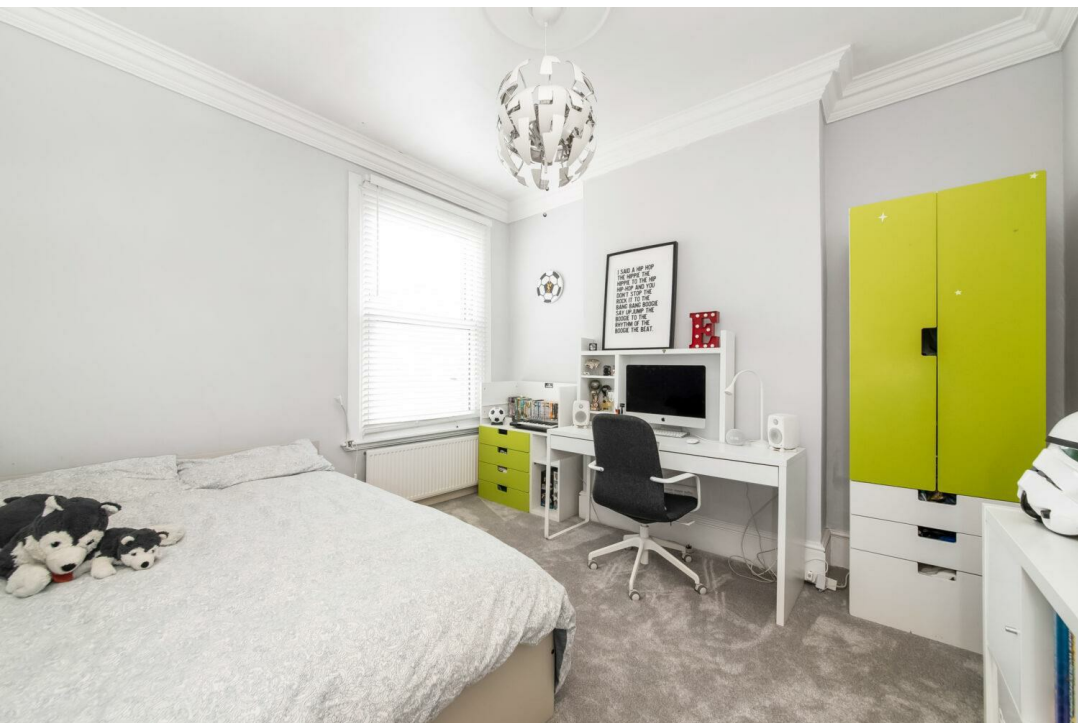


Venner Road, SE26 | £550,000

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In General

- Superb split level Victorian conversion
- Reception of 17ft with bay window
- High ceiling throughout
- Kitchen / breakfast room
- Three bedrooms
- Bathroom
- Excellent transport links
- No onward chain
- Share of Freehold
- Double glazed sash windows throughout

In Detail

A brilliant three bed split level Victorian conversion located a short stroll from both Sydenham Overground (to London Bridge) and Penge East rail (to London Victoria).

With accommodation of almost 1,000 sq ft arranged over three floors, the scale and proportions of this property are impressive and rivals the space of some houses in the area.

The owners have injected personality and character by using tones that invite and envelop, whilst the large windows bask the entire space in natural light.

On entry you're immediately greeted by a superb sense of space; comprising a wonderful reception of 17 x 14'7 ft beautifully lit during the day by the generous bay window, a brand new kitchen breakfast room providing a lovely space to gather for meals, with plenty of storage and work surfaces, two double bedrooms, which are both large enough to accommodate king sized beds and additional furniture providing flexibility for various furniture layouts whilst also creating cosy yet uncluttered spaces. There is also a third room, currently used as a work space/study and a modern good-sized bathroom with a ceramic tub and overhead shower.

The apartment's location in Sydenham is prime, providing easy access to independent restaurants, coffee shops and excellent transport links. There are several parks close by, including Mayow, Wells and Crystal Palace Park which has a weekly Sunday market; all the things that this charming part of South East London is known and loved for.

EPC: C | Council Tax Band: C | Lease: 125 (TBC) Years remaining | SC: ad hoc | BI: £895 pa



Floorplan

Venner Road, SE26

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		71	78
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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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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