



Longton Avenue, SE26 | £320,000

02087029777

sydenham@pedderproperty.com

pedder
We live local

In General

- Requiring refurbishment
- Large reception
- Kitchen
- Two double bedrooms
- Bathroom
- Communal gardens
- No onward chain

In Detail

This two-bedroom flat offers an exciting opportunity for those looking to put their own stamp on a property.

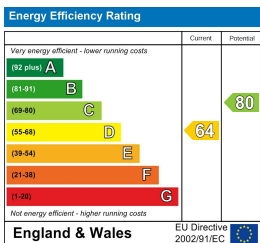
Requiring modernisation throughout, it presents a blank canvas with generous proportions, original features, and plenty of scope to reimagine the space to suit your taste and lifestyle.

The layout includes a spacious reception room, two well-sized bedrooms, and a separate kitchen, all of which could be transformed into a stylish and comfortable home with the right vision and care. High ceilings and large windows hint at the property's original charm, ready to be brought back to life.

Ideal for renovators, first-time buyers or investors, this is a project with real promise, located in a desirable area close to transport links, green spaces, and local amenities.

Longton Avenue is a broad and leafy residential street, well located for access the lovely open green space of Wells Park and excellent transport links, including Sydenham Overground, Sydenham Hill and numerous bus routes. Kirkdale and Sydenham High Street also offer a wide variety of coffee shops, restaurants and shopping facilities.

EPC: D | Council tax band: B | Lease: 82 years remaining | SC: £2,000 pa | GR: £100 | BI: Incl in SC



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.

