



Newlands Park, SE26 | Guide Price £525,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



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 tranquillity. 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

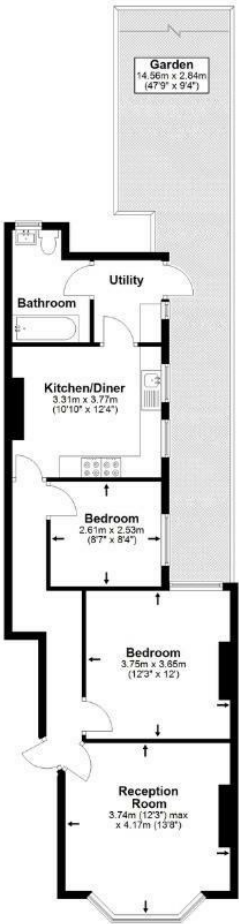
Total* = 66.7 sq. m / 718.2 sq. ft

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

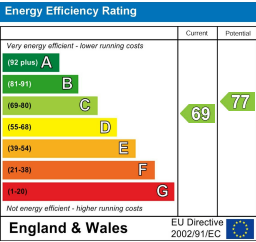
☐ = Reduced head room below 1.5m



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.



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.