



Byne Road, SE26 | Guide Price £535,000

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In General

- Beautiful Victorian apartment
- Renovated throughout
- Reception with bay window and shutters
- Stylish kitchen with lots of storage
- Luxury bathroom
- Two double bedrooms
- Private rear garden with garden office
- Excellent transport links

In Detail

* Guide price £535,000 *

A beautifully presented two bed Victorian apartment with a private rear garden and garden office, set on a quiet residential street moments from excellent transport links and generous green open spaces.

Behind its traditional façade, the interior has been thoughtfully redesigned to create a calm, contemporary home finished in soft, muted tones and benefitting from an abundance of natural light. Every detail has been carefully considered, resulting in a home that is ready for an incoming purchaser to immediately enjoy.

The reception room is centred around a wide bay window with bespoke wooden shutters, creating a warm and inviting living space. The kitchen is equally considered, combining style and practicality with excellent storage, deep blue cabinetry, marble tops, brass fittings, white herringbone tiling, and integrated Indesit appliances. There are two well proportioned bedrooms, alongside a beautifully finished bathroom with matte black fittings.

To the rear, the private garden has been designed for both relaxation and functionality. A generous flagstone terrace framed by Jasmine provides the perfect setting for morning coffee or evening dining, leading onto a 'lawn' area. At the rear of the garden sits a fully equipped garden office, offering an ideal work from home space or creative studio, separate from the main house.

This beautiful apartment offers a sense of simplicity and calm; an ideal retreat from the pace of city life.

Byne Road is ideally positioned for access to Sydenham Overground and Penge East station, as well as the open spaces of Crystal Palace Park and Alexandra Recreation Ground. Nearby high streets offer a vibrant mix of independent coffee shops, restaurants, pubs, gyms, and everyday amenities, all within easy reach.

EPC: C | Council Tax Band: C | Lease: 94 Years Remaining | SC: As and when | GR: £0 | BI: £320 pa



Floorplan

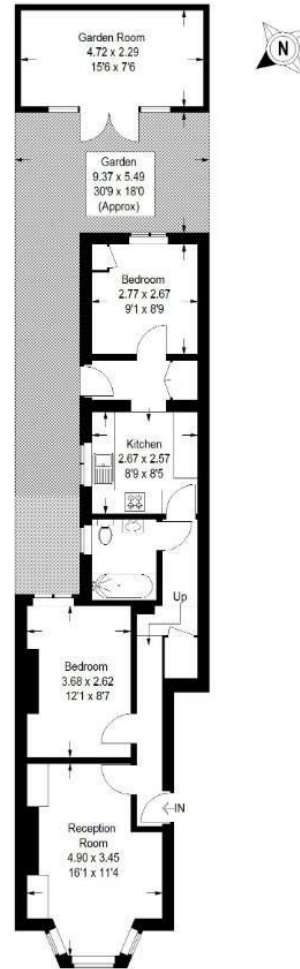
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Approximate Gross Internal Area

55.9 sq m / 602 sq ft

Garden Room = 11.4 sq m / 122 sq ft

Total = 67.3 sq m / 724 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

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