



Border Road, SE26 | Guide Price £500,000

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In General

- Entire private garden of 76ft
- Substantial period property
- Private entrance
- Reception with direct access to garden
- Kitchen / breakfast room
- Two bedrooms
- Chain free
- Lawrie Park Triangle
- Excellent transport links
- Property will also be sold with a 999 year lease

In Detail

Guide price £500,000 - £525,000

A gorgeous two bed Victorian maisonette with an expansive and mature private rear garden, located on one of Sydenham's most desirable roads within the Lawrie Park Triangle, very close to the Sydenham rail.

The reception is arranged to the rear of the building, making for a very peaceful and serene retreat, with a large bay and French doors welcoming in an abundance of warm natural light. Being 16'4ft, the room is spacious, yet further extended by the direct access into the garden and flagstone patio, inviting morning coffees, weekend barbecues, or quiet moments of reflection among lush surroundings. The kitchen/dining area is an ideal setting to gather for meals and host family and friends plus there is also lots of storage and work surfaces.

Both bedrooms overlook the garden, offering tranquil green views and the gentle sound of birdsong to wake up to from the comfort of your bed.

Perhaps the crowning feature of this home is the magnificent landscaped garden. Mature trees and planting form a private green sanctuary, where the sense of calm is immediate. There is a rustic wooden arbor placed near the borders, perfect for training climbing plants or creating a romantic focal point. Seating is thoughtfully positioned under the shade of mature trees, offering several nooks to enjoy whilst being enveloped by the natural beauty of the garden. There is also plenty of space for a Garden room / Garden office to be built (STP).

Border Road is a great location with excellent transport links, including Sydenham, Penge East and Penge West rail, and bus routes like the 176 to Soho. Nearby, Crystal Palace Park hosts music events, a Brown & Green café, and a Sunday food market.

Property will be sold with 999 years on the lease and Share of Freehold!

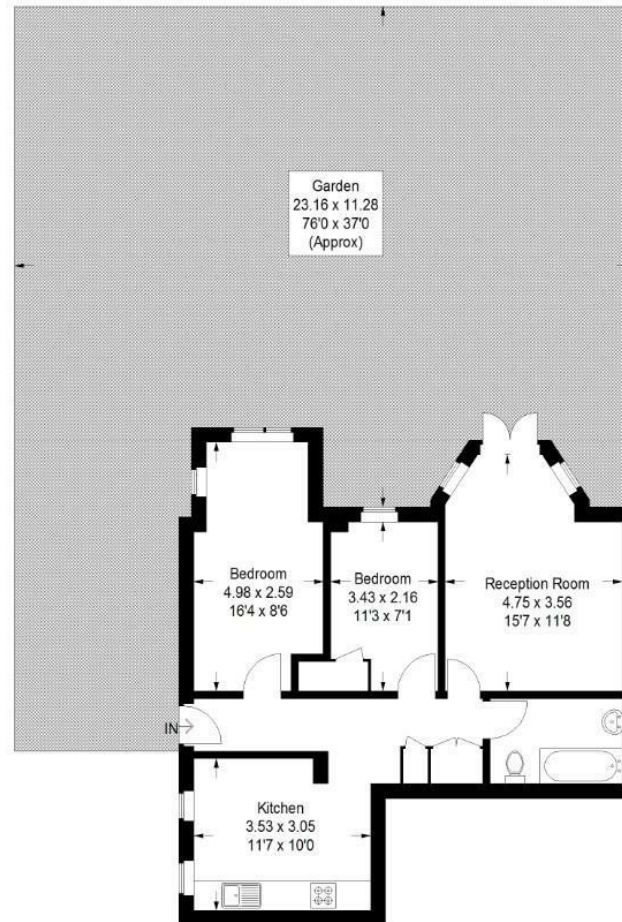
EPC: C | Council tax band: B | Lease: 62 years remaining | SC: £864 pa | GR: N/A | BI: TBC



Floorplan

Border Road, SE26

Approximate Gross Internal Area
60.7 sq m / 653 sq ft



Lower 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		77	78
55-68) D			
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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