



Bishopsthorpe Road, SE26 | Guide Price £375,000

02087029777

sydenham@pedderproperty.com

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In General

- Share of Freehold
- First floor apartment
- Accommodation inc. loft space
- Reception with space to lounge and dine
- Two double bedrooms
- Kitchen
- Bathroom
- Private section of garden with studio
- Excellent transport links

In Detail

Guide price £375,000 - £400,000

A beautifully presented two-bedroom first floor apartment, offering bright and well-proportioned accommodation within a well maintained, low density development. The property enjoys communal gardens and allocated off street parking, all set in a highly desirable location in Sydenham.

Baker House is a charming development of just four apartments, showcasing attractive classic modernist architecture. The accommodation is arranged across the first floor, with both bedrooms enjoying pleasant, uninterrupted views over the communal gardens, creating a lovely outlook.

The apartment itself comprises a spacious living room with ample space for both relaxing and dining, complemented by plenty of natural light. There is a smart fitted kitchen with generous storage and worktop space, two well proportioned double bedrooms and a contemporary bathroom.

The property comes with a private, purpose-built studio - complete with lighting, power and heating - in a tranquil section of garden making it suitable for a home office, gym, creative space or summer house.

Positioned within the sought after Thorpe Estate, Baker House is surrounded by mature greenery and is just moments from the open spaces of Mayow Park. The area offers excellent local amenities, with a selection of independent coffee shops, restaurants and everyday shopping along the high street. Transport links are also convenient, with both Sydenham and Forest Hill stations within easy reach.

For those who enjoy the outdoors, Mayow Park is just a short stroll away and is home to Brown & Green, making it an ideal spot for coffee, lunch or a relaxed weekend walk.

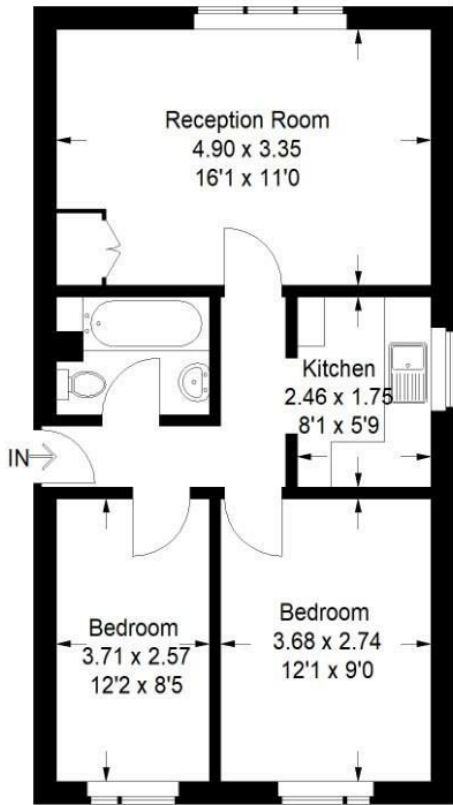
EPC: TBC | Council Tax Band: C | Lease: 985 years remaining | SC: £780pa | GR: Nil | BI: Inc. in SC



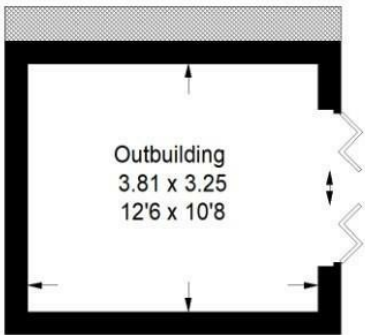
Floorplan

Baker House, SE26

Approximate Gross Internal Area
64.6 sq m / 695 sq ft
Outbuilding = 12.8 sq m / 138 sq ft
Total = 77.4 sq m / 833 sq ft

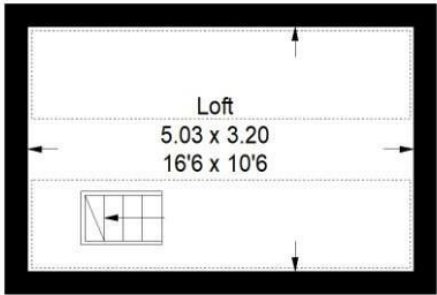


First Floor



(Not Shown In Actual
Location / Orientation)

□ = Reduced headroom below 1.5 m / 5'0



Loft

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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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) B		
(69-80) C		
(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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