**Albemarle Lodge,** London

Asking Price £150,000

1 1 1 B

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## Property Summary

A CHAIN FREE one bedroom flat located in an attractive retirement community in the heart of SE26 / SYDENHAM. This charming flat is located in the rear block, set back against the road, and is therefore quiet - enjoying gorgeous views in the allotments on Kent House Road. Served by both a lift and stairs, this first first floor flat is spacious, with generous rooms and beautifully proportioned accommodation throughout. The property further benefits from an EXTENDED LEASE. The details include:

you enter Albemarle Lodge and are immediately struck by the mature and beautiful trees plus the extensive communal gardens and off street parking. It really is an attractive development. The flat itself benefits from a really generous lounge with direct views into the allotments and a due south aspect. The room is decorated in neutral tones, with fitted carpet and opens into a large fitted kitchen. The kitchen is larger than most retirement developments with an extensive range of wall and base units, lots of worktop space, vinyl floor and neutral decor. The bedroom is a generous double with nice views, neutral decor and built in wardrobes. The flat is completed with a fitted bathroom including a two piece suite and walk in shower. Offered CHAIN FREE and available to view with Propertyworld now.

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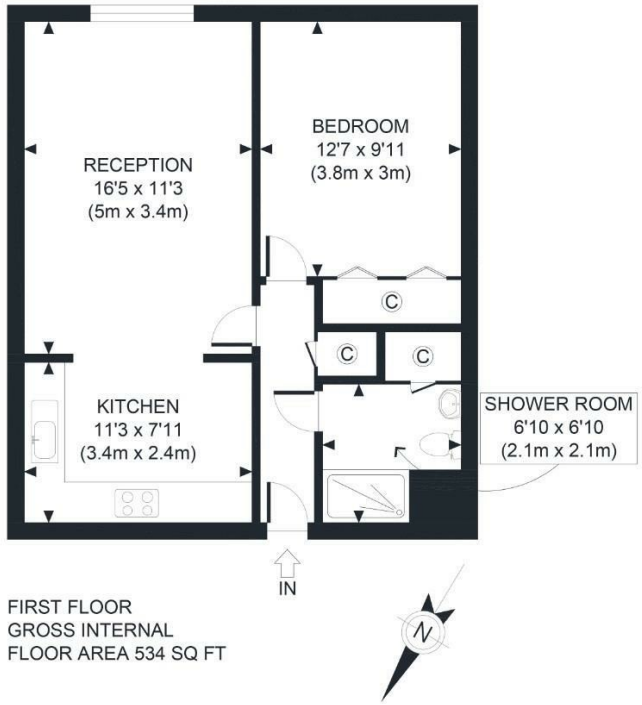
## Property Summary

- One bedroom flat
- Retirement property
- CHAIN FREE
- EXTENDED lease
- Extensive communal gardens
- Fabulous location
- Flooded in light / great views
- First floor
- Must be viewed
- EPC rating is B, council tax is B

## Our Vendor Loves...

I bought the flat as I absolutely love the open view over the allotments. The flat is bright and airy and free from traffic noise. There are bus stops right outside and the main road with more bus routes is a few minutes walk away. The flat is warm in winter with good double glazing. Full fibre internet is available, with the cable coming right into the flat. The communal garden is very attractive with majestic trees.

High fibre
Bran




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 534 SQ FT

| APPROX. GROSS INTERNAL FLOOR AREA 534 SQ FT / 50 SQM | albermarle lodge |
|---|---|
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 30/07/25 |
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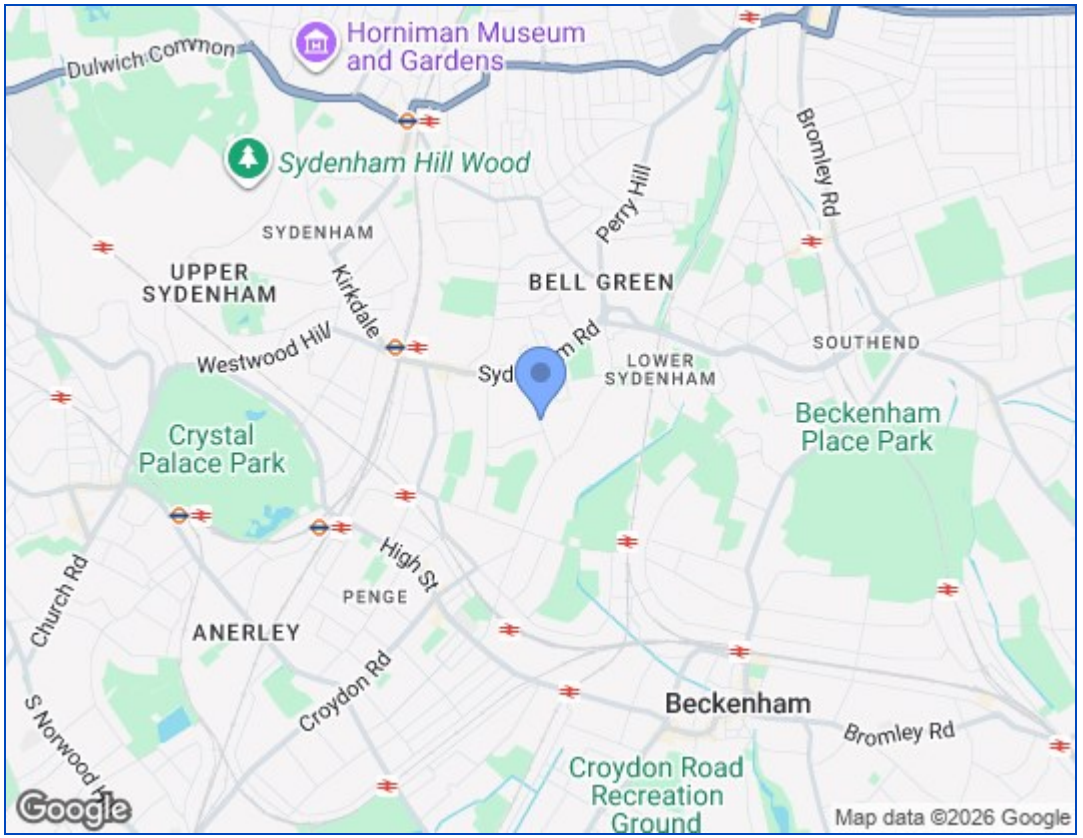


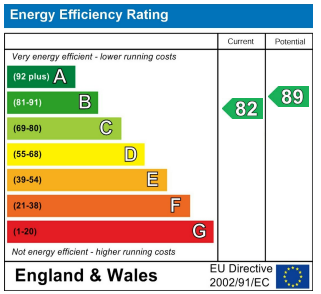


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