Longton Grove, SE26 | £685,000

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In General

- Superb Victorian maisonette
- Genrous living space of 1,100 sq ft
- High ceilings throughout
- Reception with bay
- Kitchen / dining room
- Two double bedrooms
- Bathroom
- Private landscaped garden
- Entire basement with potential (STP)

In Detail

A very special 1,100 sqft two double bed maisonette with private entrance, landscaped gardens and a substantial basement offering great storage or scope for further use (STPP) all moments from Wells Park and excellent transport links.

The façade of the building is of London stock brick, with a private entrance accessed via steps that lead to the raised ground floor level front door. As the building is so grand and elevated, it comes as no surprise that the living spaces are generous and free flowing, with wonderful high ceilings and large windows inviting plenty of natural light.

The reception to the front is immediately impressive, showcasing a large bay window framed with shutters, white washed original floor boards, a substantial fireplace and alcove shelving.

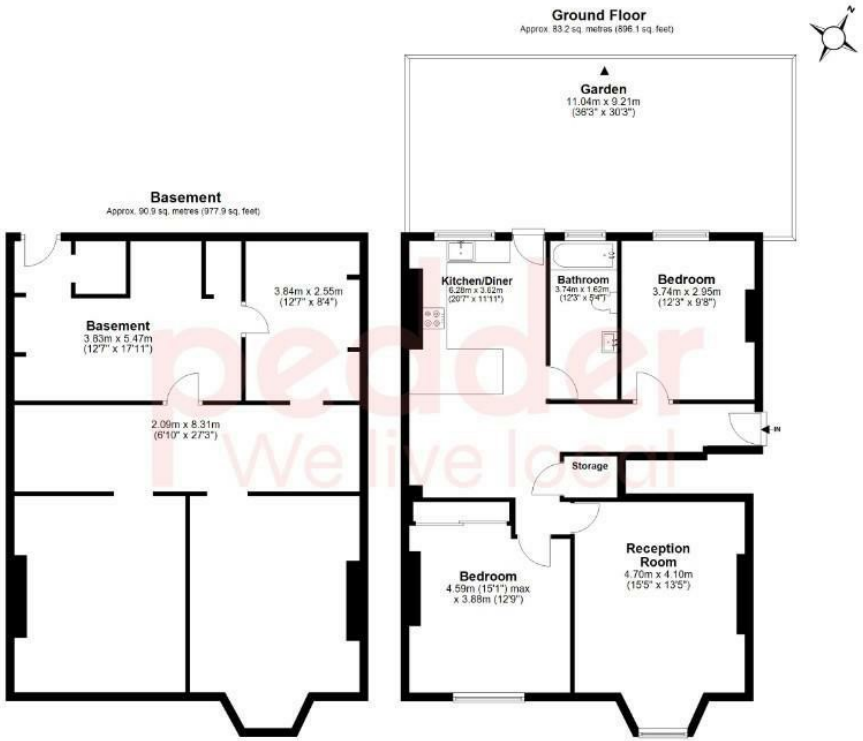
The open plan kitchen/dining room has been thoughtfully designed, including smart storage solutions, high quality appliances and a wine fridge, providing a space ideal for both everyday living and entertaining. The adjoining dining area provides the perfect dedicated area to host with plenty of space for plenty of guests, or a simple Sunday lunch. A glazed door opens directly from the kitchen into a beautifully landscaped private garden with a large lawned area and flagstone patio, surrounded by carefully selected shrubs and plants that provide ever changing views and seasonal colour.

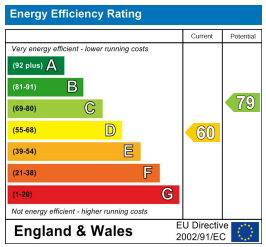
Both bedrooms are really good doubles, the primary benefiting from some cleverly hidden storage and a wall of fitted wardrobes whilst the second bedroom enjoys tranquil views the garden and allotments beyond. The bathroom is gorgeous too, featuring bold tiling, classic fittings, a large tub.

The peaceful setting is perfectly balanced by easy access to local shops and transport links, with Sydenham, Sydenham Hill rail and Crystal Palace all close by.

EPC: D | Council Tax Band: C | Lease: 99 Years remaining | SC: £60pcm | GR: £10pa | BI: TBC

Floorplan





Total area: approx. 174.1 sq. metres (1874.0 sq. feet)

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