



Venner Road, SE26 | £575,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Superb split level Victorian conversion
- Reception of 17ft with bay window
- High ceiling throughout
- Kitchen / breakfast room
- Three bedrooms
- Bathroom
- Excellent transport links
- No onward chain
- Share of Freehold
- Double glazed sash windows throughout

In Detail

A brilliant three bed split level Victorian conversion located a short stroll from both Sydenham Overground (to London Bridge) and Penge East rail (to London Victoria).

With accommodation of almost 1,000 sq ft arranged over three floors, the scale and proportions of this property are impressive and rivals the space of some houses in the area.

The owners have injected personality and character by using tones that invite and envelop, whilst the large windows bask the entire space in natural light.

On entry you're immediately greeted by a superb sense of space; comprising a wonderful reception of 17 x 14'7 ft beautifully lit during the day by the generous bay window, a brand new kitchen breakfast room providing a lovely space to gather for meals, with plenty of storage and work surfaces, two double bedrooms, which are both large enough to accommodate king sized beds and additional furniture providing flexibility for various furniture layouts whilst also creating cosy yet uncluttered spaces. There is also a third room, currently used as a work space/study and a modern good-sized bathroom with a ceramic tub and overhead shower.

The apartment's location in Sydenham is prime, providing easy access to independent restaurants, coffee shops and excellent transport links. There are several parks close by, including Mayow, Wells and Crystal Palace Park which has a weekly Sunday market; all the things that this charming part of South East London is known and loved for.

EPC: TBC | Council Tax Band: C | Lease: 125 (TBC) Years remaining | SC: ad hoc | BI: £895 p/a

1

2

3

4

5

6

7

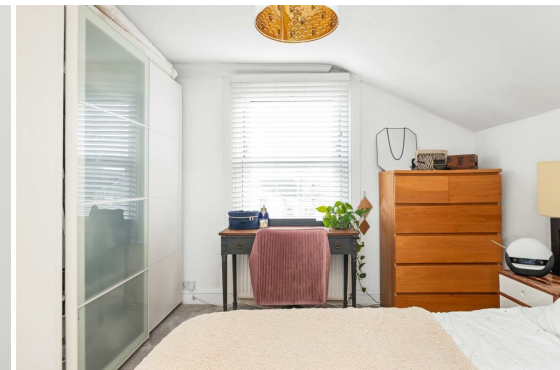
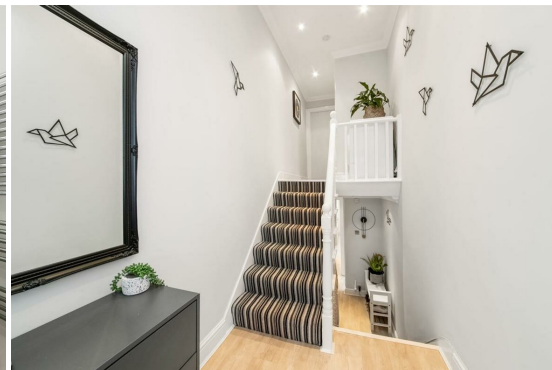
8

9

10

11

12



Floorplan

Venner Road, SE26

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) A | | |
| (61-91) 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 | | |

Copyright www.pedderproperty.com © 2025
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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.