



Venner Road, SE26 | Guide Price £625,000

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# In General

- Gorgeous Victorian apartment of 1,077 sq ft
- Abundance of period detailing
- Reception of 16'9 x 16'0
- Two double bedrooms
- Galley kitchen
- Bathroom
- West facing garden
- Fantastic storage
- Cellar
- Excellent location

# In Detail

**\*\* Guide price £625,000 - £650,000 \*\*** This wonderful two double bedroom apartment of 1,077 sq ft, arranged on the raised ground floor of a handsome Victorian property, enjoys a 51ft private West facing garden and is ideally located for access to excellent transport links, restaurants and coffee shops.

By preserving rather than replacing, this striking apartment showcases some beautiful original features, including ornate cornicing and ceiling roses, grand fire places, original floorboards and French doors with charming etched stained glass starbursts.

To the front the reception enjoys high ceilings, amplifying the space, and a large bay window, welcoming in plenty of natural light, the following room is a flexible space and can be used as a second reception or a second bedroom and provides direct access into the garden. There is a galley kitchen with parallel work counters, creating a streamlined and practical space where everything is within arm's reach and a family bathroom finished in a neutral tiling. The master bedroom is located to the rear which also enjoys a large bay window capturing an inviting view of the garden.

The garden comes alive in the afternoon and evening, offering a cozy, sunlit haven where you can enjoy leisurely evenings outdoors, filled with a variety of mature plants and fruit trees, it provides a lush, green backdrop that creates a sense of calm and privacy.

Venner Road allows for easy access to excellent transport links (Sydenham Overground and Penge East) and green open spaces, including Crystal Palace Park and Alexandra Recreation Ground. Moments away you'll find two vibrant high streets; Sydenham and Penge, with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

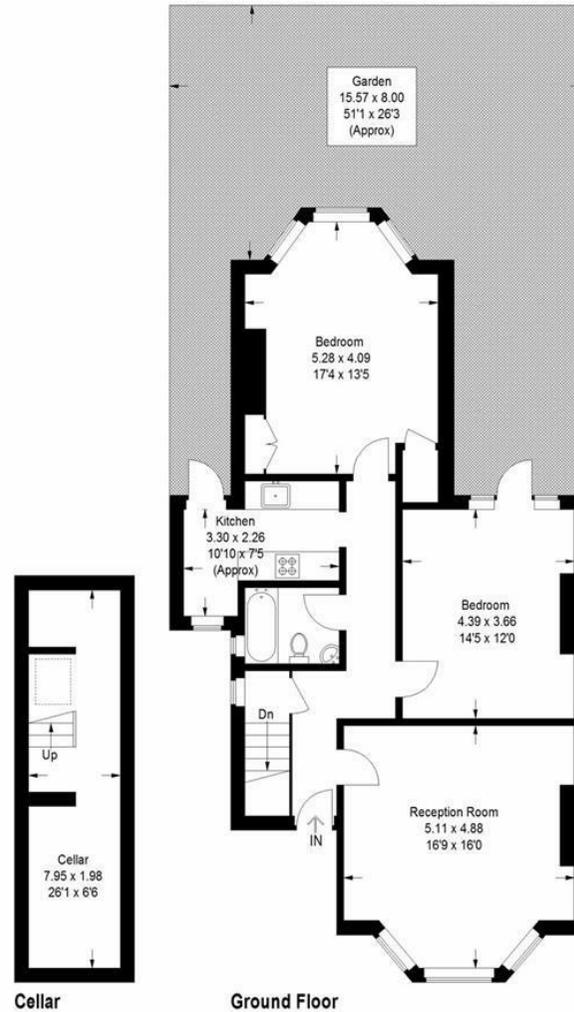
EPC: E | Council Tax Band: C | Lease: 999 Years Remaining | SC: £0 | GR: £0 | BI: £439.13



# Floorplan

Venner Road, SE26

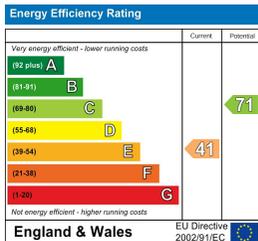
Approximate Gross Internal Area  
100.1 sq m / 1077 sq ft



Legend: = Reduced headroom below 1.5 m / 5'0

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