



Sydenham Park Road, SE26 | Guide Price £500,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Superb Victorian maisonette
- Characterful and inviting
- Generous sized rooms
- Reception with bay and shutters
- Kitchen / dining room opens into garden
- Two bedrooms
- Bathroom
- Shared garden
- Private entrance
- Excellent transport links

In Detail

* Guide Price £500,000 to £525,000 *

A superb ground floor Victorian maisonette, rich in character and charm, ideally situated in Upper Sydenham close to green open spaces and excellent transport links.

This generously proportioned home beautifully combines period features with contemporary living, creating a space that is both elegant and inviting.

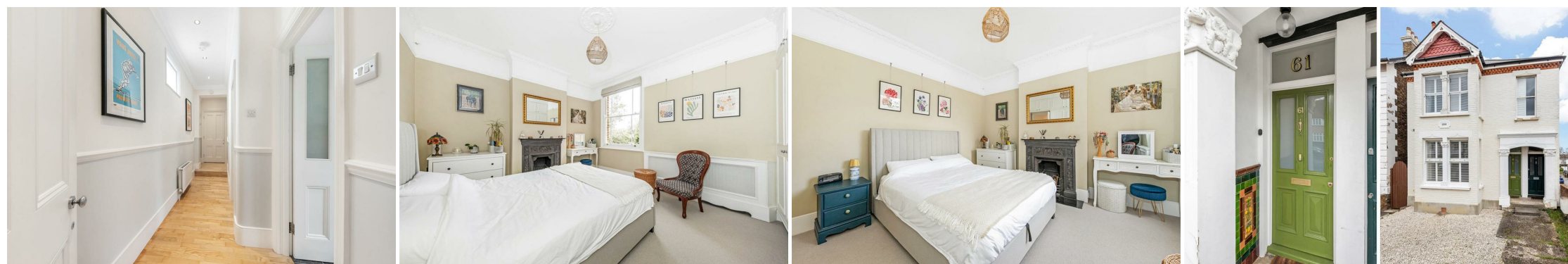
With an inviting porch entrance, a gorgeous pea green front door and glazed Victorian wall tiles lining the lower wall, the approach is welcoming, and the property is just as impressive inside.

At the front the reception enjoys high ceilings, a beautiful cast iron fireplace and a large square bay welcoming in plenty of natural light, along the hallway are the main bedroom, second bedroom / guest room and bathroom. The living and kitchen areas are thoughtfully arranged for both everyday comfort and entertaining, with the kitchen / dining room located to the rear of the property for a seamless connection to the outdoor space. The kitchen/dining room feels like a great area to entertain guests, with space comfortable for a table of 8, making cooking and hosting a breeze. Another huge draw to this property is the incredible storage, quite unusual for a ground floor property.

Being a maisonette ensures beautifully balanced, lateral accommodation with spacious, well proportioned rooms.

Sydenham Park Road is a great location with excellent transport links, including Sydenham and Forest Hill Overground, and bus routes like the 176 to Soho. Nearby green spaces include Mayow and Wells Park.

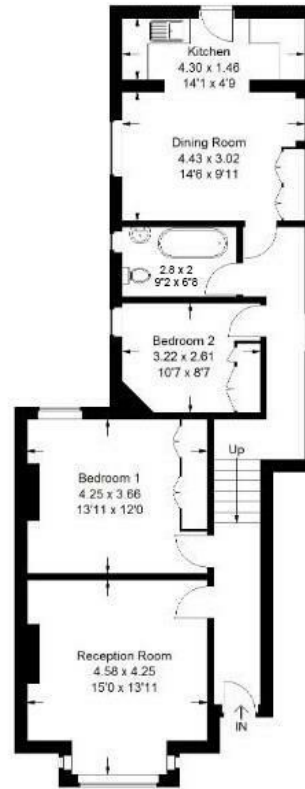
EPC: E | Council Tax Band: C | Lease: 89 Years remaining | SC: TBC | GR: £200pa | BI: TBC



Floorplan

Sydenham Park Road, SE26

Approximate Gross Internal Area
89.18 sq.m / 960.11 sq.ft



Ground Floor

Copyright www.pedderproperty.com © 2026
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
102 plus) A	51
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.