Wiverton Road, SE26 | Guide Price £425,000

02087029777

sydenham@pedderproperty.com

pedder
We live local

OPEN
Walls

In General

- Charming and characterful
- Summer House/ Studio with electrics
- Reception with large bay window
- Private entrance
- South Facing Garden
- Two bedrooms
- Superb bathoom
- Excellent transport links from Penge East Station
- Close proximity to St Bartholomew's primary school
- Peaceful residential road

In Detail

* Guide price £425,000 - £450,000

This charming two bed ground floor conversion occupies the ground floor of an attractive Victorian townhouse and enjoys its own private entrance, South facing garden and Garden room. Full of character, the property combines beautiful period details with a relaxed, effortlessly stylish feel.

At the heart of the home is an inviting reception room, bathed in natural light via the large bay window. Original timber flooring and thoughtful decorative touches create a warm and welcoming atmosphere, making it a space equally suited to cosy evenings in or entertaining friends and family.
The kitchen has been sympathetically designed to complement the character of the property, open plan and relaxed, featuring wooden worktops and ample storage offering a timeless feel, balancing practicality with charm.

Both bedrooms enjoy peaceful outlooks and generous proportions, with the principal bedroom particularly notable for its sense of space and floor-to-ceiling window overlooking the garden. The bathroom has been finished with high-quality fittings in a timeless, classic style.

Outside, the private garden provides a secluded and tranquil retreat, filled with established planting and offering plenty of space for outdoor dining, gardening or simply enjoying the warmer months. At the rear of the garden sits a fully equipped garden office, offering an ideal work from home space or creative studio.

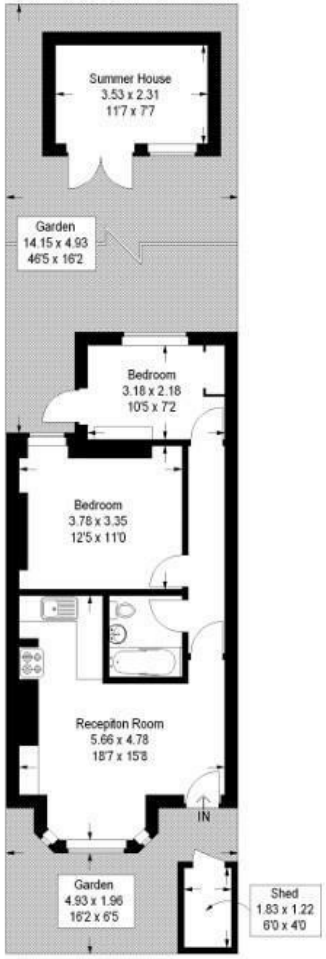
Wiverton Road is perfectly positioned to enjoy the best of Sydenham, Penge and Crystal Palace. A selection of independent coffee shops, restaurants and local amenities are nearby, while Sydenham, Penge East and Penge West stations provide excellent connections into Central London. Crystal Palace Park is also within easy walking distance, offering expansive green space, sporting facilities, regular community events.

EPC: C | Council Tax Band: B | Lease: 959 Years remaining | SC: TBC pa | GR: Nil pa | BI: TBC pa

Floorplan

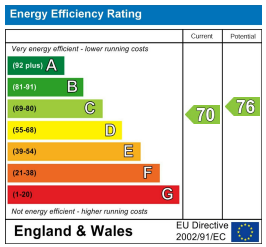
Wiverton Road, SE26

Approximate Gross Internal Area
Lower Ground Floor = 49.3 sq m / 531 sq ft
Summer House = 8.5 sq m / 91 sq ft
Shed = 2.0 sq m / 22 sq ft
Total = 59.8 sq m / 644 sq ft



Lower Ground Floor

Copyright www.pedderproperty.com © 2015
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale



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.