Collingtree Road, SE26 | £525,000

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In General

- Superb Edwardian apartment of 975 sq ft
- Large reception
- Kitchen / breakfast room
- Two double bedrooms
- Bathroom and separate WC
- Beautifully presented
- Excellent transport links

In Detail

A superb, beautifully presented, two bedroom Edwardian conversion, located in this highly sought after residential street, very close to Sydenham Overground, green open spaces, independent shops, restaurants and coffee houses.

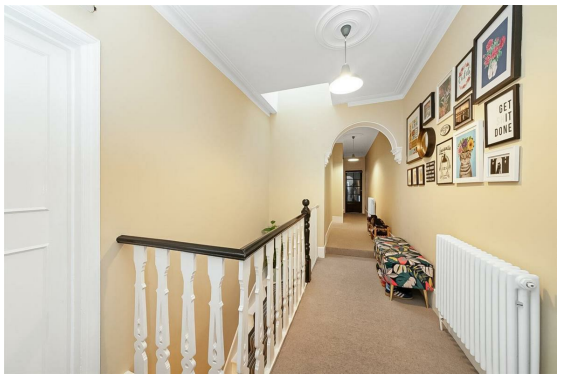
Arranged across the first floor, the scale and proportions of this split level apartment are particularly impressive, totalling 975 sqft. The reception, a wonderful room of 19ft x 14'10 ft is south facing, enjoys high ceilings, a feature fireplace, built-in alcove shelving and four large sash windows illuminating the space with plenty of natural light. There is ample room for a comfortable lounging area alongside a dining space, ideal for both everyday living and hosting guests.

Beautifully designed, the kitchen / breakfast room is contemporary yet characterful, fitted with high quality appliances, bespoke cabinetry, and granite worktops, offering both functionality and style.

There are also two well proportioned double bedrooms, each offering ample space for relaxation and comfort. Both rooms are large enough to accommodate double beds, additional furniture, and both bedrooms benefit from a wall of fitted storage. These generously sized bedrooms provide flexibility for various furniture layouts, creating cosy yet uncluttered spaces. Additionally, this flat offers potential to extend into the large loft space (STPP).

The apartment's location in Sydenham is prime, moments from Sydenham Overground providing direct connections to Canada Water for the Jubilee line, Shoreditch High Street and Clapham Junction. The high street offers a vibrant yet relaxed neighbourly hub with a variety of amenities and access to several green open spaces, including Crystal Palace, Mayow and Wells Parks.

EPC: D | Council Tax Band: C | Lease: 92 Years remaining | SC: £0 | GR: £250pa | BI: TBC



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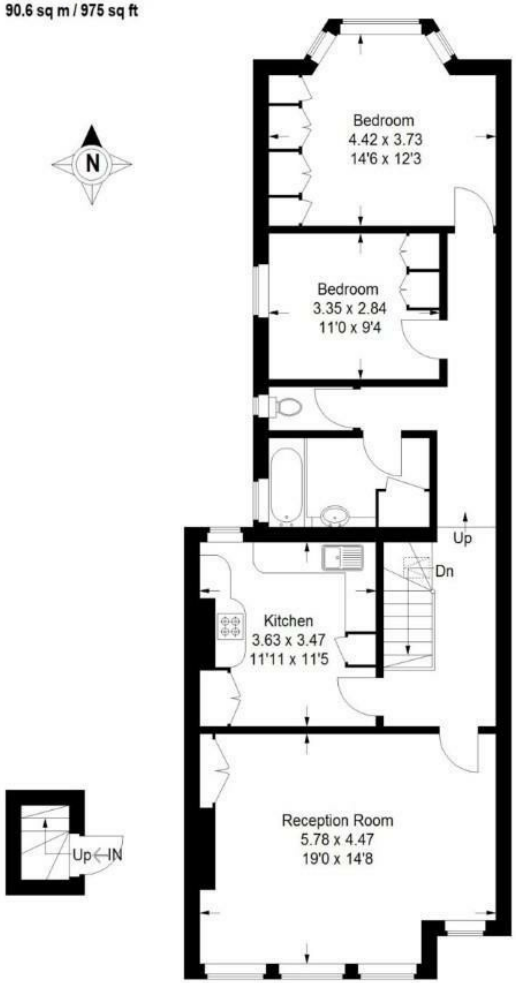
Floorplan

Collingtree Road, SE26

Approximate Gross Internal Area
90.6 sq m / 975 sq ft



Ground Floor **First Floor**

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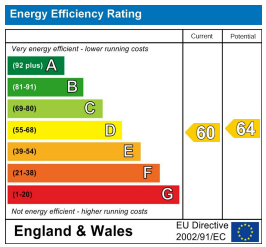

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