



Sydenham Avenue, SE26 | £475,000

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In General

- Superb warehouse style conversion
- Light, bright open plan living space
- Two double bedrooms
- Monochrome bathroom
- Private garden
- Allocated parking
- Moments from Crystal Palace Park
- Excellent transport links
- Share of freehold

In Detail

A fantastic two bedroom warehouse style apartment, with private garden, off street parking and share of freehold. The property is also moments from Crystal Palace Park and several transport links.

The front door opens into a light-filled, open plan living, kitchen and dining room. The main space is voluminous, enjoying high ceilings and superb living accommodation, which offers a variety of options for arrangement. Exposed steel pipes extend overhead showcasing the mechanics of the build, whilst large Velux windows illuminate the entire space. The kitchen design includes a range of storage, butlers sink, stone surfaces, a range cooker and copper touches. There are two good sized bedrooms, the primary with superb fitted wardrobes, and a stylish monochrome bathroom.

In keeping with warehouse conversions, the apartment provides the perfect balance of textured surfaces, modernised finishes coupled with antique elements.

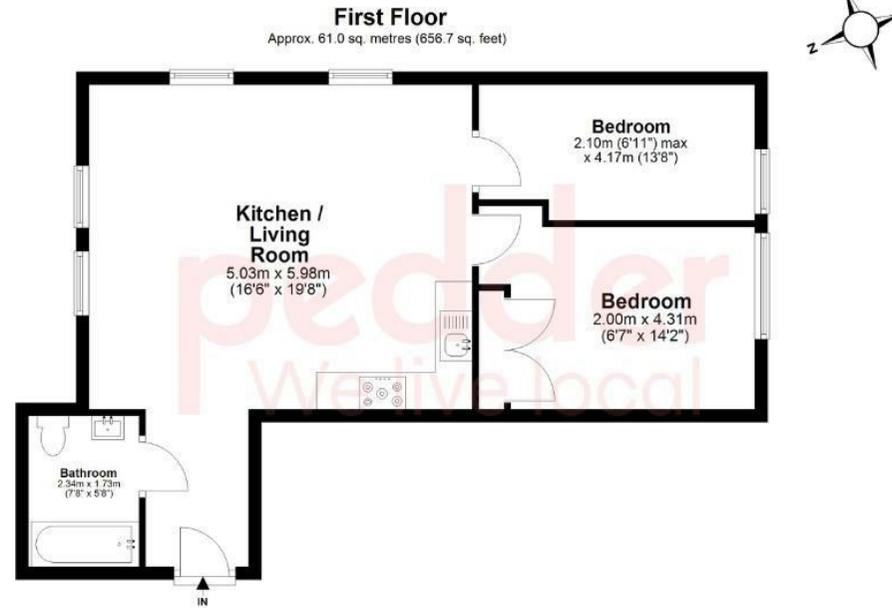
There is also a charming private outside space to the rear, ideal for enjoying a summer bbq and entertaining.

Sydenham Avenue is a popular location being moments from Crystal Palace Park, numerous transport links including Penge West, Penge East, Sydenham rail and also convenient for the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham. Also within easy reach of Crystal Palace triangle, bars, restaurants and Everyman cinema; all the wonderful amenities that this part of South East London is known and loved for.

EPC: B | Council Tax Band: C | Lease: 118 years remaining | SC: £1,500 | GR: Nil | BI: Incl. in SC



Floorplan



Total area: approx. 61.0 sq. metres (656.7 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	<div style="display: flex; justify-content: space-around; align-items: center;"> 83 83 </div>
(61-91) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

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