



Byne Road, SE26 | Guide Price £485,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Beautiful ground floor conversion
- Characterful
- Large reception with fireplace
- Kitchen breakfast room
- Two bedrooms
- Private garden
- Excellent transport links
- Chain free

In Detail

**** Guide price £485,000 - £500,000 **** A superb split level Victorian apartment with private garden, in a prime location in Sydenham, very close to Sydenham Overground and plenty of amenities along the high street.

Full of light and charm, the property comprises an impressive 144 x 132 reception with large square bay window, high ceilings, beautiful honey-stained wood flooring and a pretty fireplace, a kitchen/dining room with plenty of space to entertain plenty of guests, a smart kitchen finished in a dove grey with chunky wood block surfaces, a master bedroom with fitted storage and a second bedroom which works well for guests or a work space.

To the rear is a peaceful low maintenance garden, with a 314ft stretch of lawn and large deck capturing the evening sun.

Byne Road sits within easy reach of both Penge East (London Victoria) and Sydenham Overground. Also very close by are plenty of independent restaurants and pubs, green open spaces including Crystal Palace, Mayow and Wells park, and a wonderful community; all the things that this part of South East London is known and loved for.

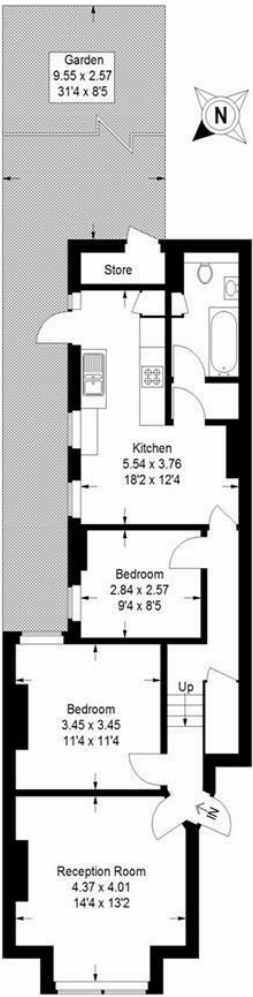
EPC: C | Council Tax Band: C | Lease: 101 Years Remaining | SC: £0 | GR: £0 | BI: £828.27



Floorplan

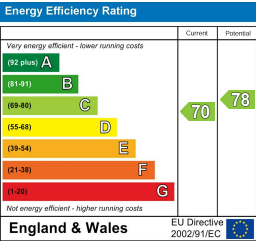
Byne Road SE26

Approximate Gross Internal Area
70.1 sq m / 754 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022
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.



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.