



199 - 203 Kirkdale, SE26 | £425,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Superb natural light throughout
- Reception of 26'7ft
- Stylish Magnet kitchen
- Charming bay window
- Two bedrooms
- Two bathrooms
- Excellent transport links

In Detail

This two bed, two bath, contemporary apartment is ideally positioned to take full advantage of its elevated setting. Arranged on top floor, the property offers the utmost in privacy, tranquillity, and far reaching views. Enjoy a sense of retreat with sweeping outlooks over the surrounding area and greenery.

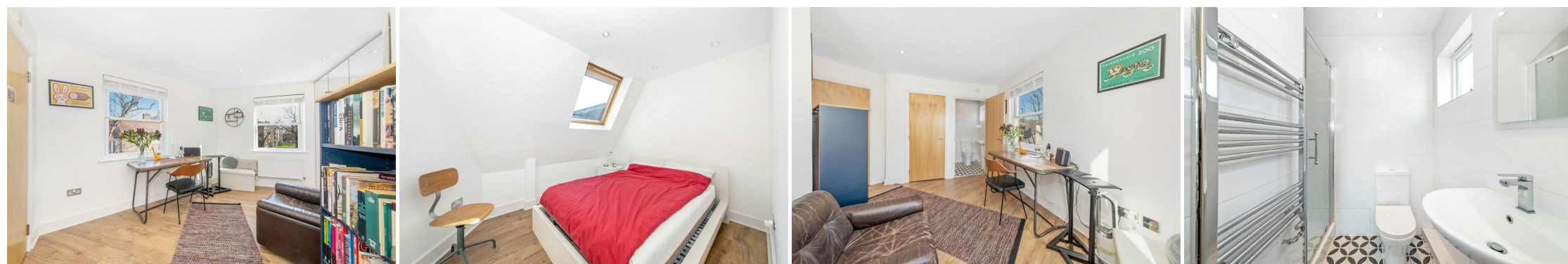
Boasting generous lateral living space designed for comfort, flexibility, and flow, the property enjoys a 26'7 ft reception room and several windows flooding the space with natural light, a curved bay window which creates a striking architectural feature and forms a light filled nook within the room, perfectly suited as a dining area or study, this versatile space offers a charming spot to position a table or desk, making it a natural focal point within the home. The well thought out kitchen is both stylish and functional, with sleek worktops that make cooking and socialising a breeze.

Also including two spacious double bedrooms, each offering a calm and inviting atmosphere. Both rooms comfortably accommodate double beds and additional furnishings, as well as benefiting from integrated storage.

Ideally located, the apartment is just moments from excellent transport links, vibrant local bars and restaurants, and the expansive green spaces of Wells Park.

Perfectly positioned, the apartment is within easy reach of excellent transport connections including Sydenham Overground and several bus routes, a variety of independent bars and restaurants, and the open green spaces nearby.

EPC: TBC | Council Tax Band: C | Lease: 104 Years remaining | SC: £2083pa | GR: £200pa | BI: TBC




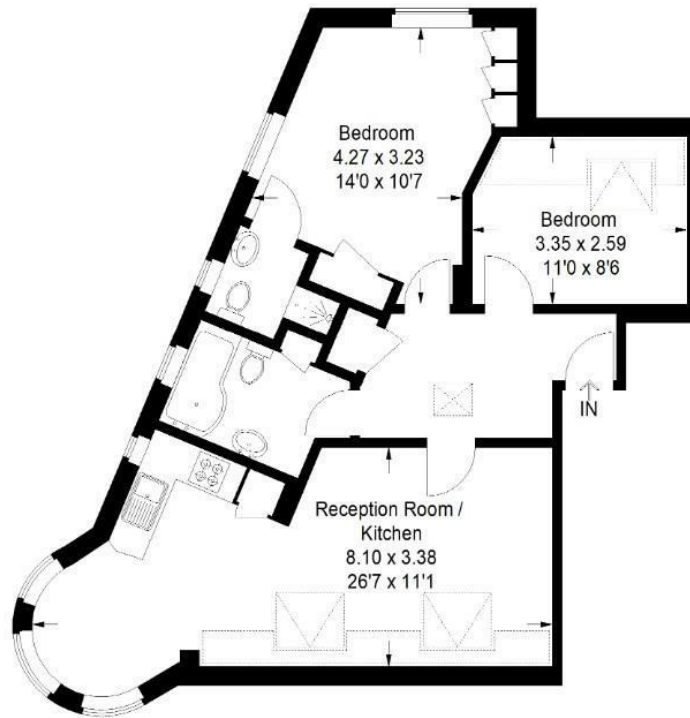
Floorplan

Kirkdale, SE26

Approximate Gross Internal Area
63.5 sq m / 683 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Third 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	