



Newlands Park, SE26 | £340,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Superb first floor Victorian apartment
- Light, bright and airy
- Good sized lounge with dining area
- Kitchen with integrated appliance
- Two bedrooms
- Main bedroom with far reaching views
- Bathroom
- Excellent transport links
- No onward chain

In Detail

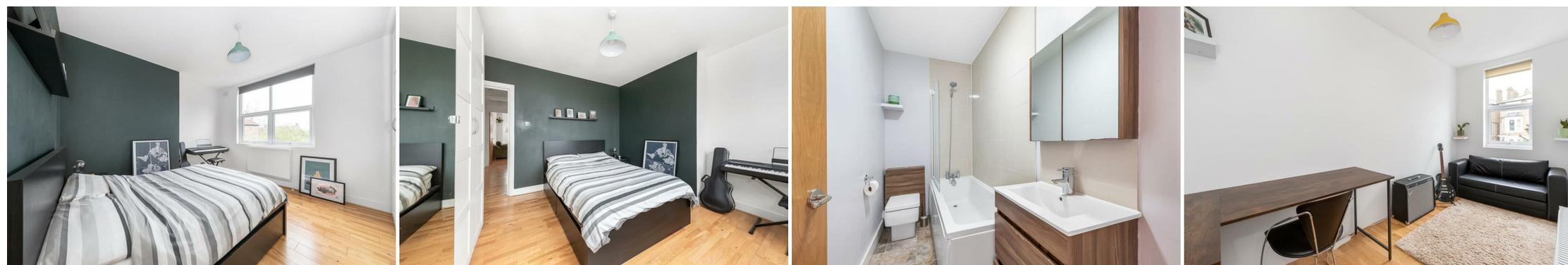
A smart and beautifully presented two bedroom Victorian apartment, offering everything you need for modern living, ideally located on Newlands Park near the popular Kynd Coffee House, with excellent transport links via Penge East railway station and nearby Sydenham railway station.

Positioned on the first floor, often considered the most desirable level, the property enjoys a perfect balance of privacy and natural light, creating a bright and comfortable living environment throughout. The living area is a well designed, versatile space, ideal for both relaxing and dining with a large bay window and high ceilings amplifying the space. The layout has been thoughtfully crafted to include a U shaped kitchen with parallel granite worktops, creating a streamlined and practical space where everything is within arm's reach, the lounge provides space for sofas and a charming dining space.

The main bedroom is generous and offers flexibility for a range of layouts, enjoys a large East facing window and wonderful far reaching views which are particularly impressive. The second bedroom works really well as a study/work space but could also accommodate a single bed for overnight guests.

Newlands Park is a highly regarded residential location, known for its attractive surroundings, community feel, and excellent connectivity, with a selection of independent coffee shops, restaurants, and everyday conveniences close by. Alexandra Recreation Grounds are a short stroll away as well as Crystal Palace Park offering extensive green space, a weekly Sunday market, and the popular Brown & Green café.

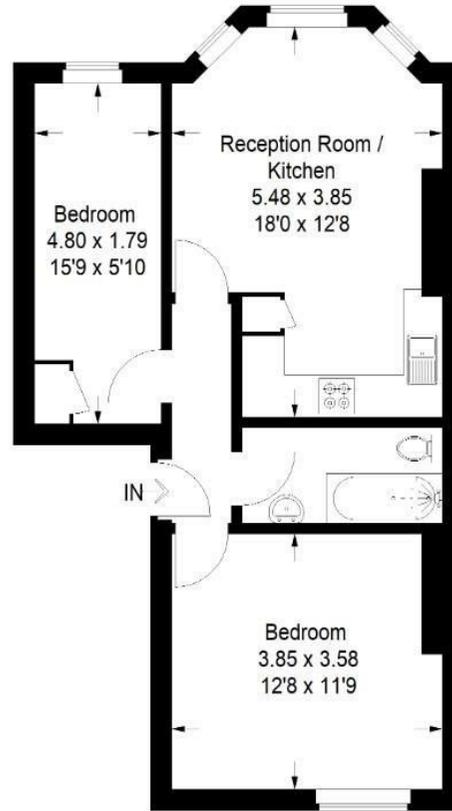
EPC: C | Council Tax Band: C | Lease: 995 Years remaining | SC: £100pcm | BI: TBC



Floorplan

Newlands Park, SE26

Approximate Gross Internal Area
48.9 sq m / 526 sq ft



First 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		76	81
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		

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.