



Byne Road, SE26 | Guide Price £525,000

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# 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 £525,000 - £550,000 \*\*** 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.

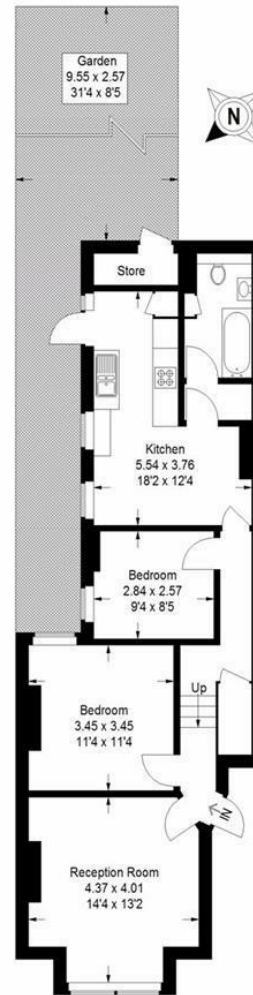
Byne Road sits within easy reach of both Penge East (London Victoria) and Sydenham Overground. Also very close by are plenty of independent restaurants and pubs, green open spaces including Crystal Palace, Mayow and Wells park, and a wonderful community; all the things that this part of South East London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

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 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		70	78
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	

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