



Larkbere Road, SE26 | Guide Price £675,000

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# In General

- Super Victorian Terraced home
- Characterful and charming
- Two receptions
- Kitchen / breakfast room
- Three double bedrooms
- Two bathrooms
- West facing garden
- Garden studio
- Excellent transport links
- No onward chain

# In Detail

Guide Price £675,000 – £700,000

A beautifully presented three bed, two bath, Victorian home with a west facing garden and garden studio, ideally located on a sought after residential street in Sydenham.

The property makes a charming first impression, greeted by a Victorian brick archway porch with contrasting red brick detailing that frames the entrance and draws the eye.

Inside, the space offers a wonderful blend of period charm and contemporary style, enhanced by thoughtful use of colour and texture that adds warmth and personality. To the front, a bright lounge creates a welcoming atmosphere, featuring a large bay window, honey stained original wood flooring, and a classic fireplace as a focal point. To the rear, the modern kitchen provides excellent storage, high quality appliances and stone worktops, alongside a comfortable dining area ideal for both everyday meals and entertaining. Doors open directly onto the secluded West facing garden, a delightful outdoor space with a 'lawned' area, raised beds planted with an array of perennials and the Garden studio.

The first floor comprises a spacious main bedroom with a beautiful fireplace, a further double bedroom, and a generous family bathroom with separate shower whilst the top floor offers an additional double bedroom with an ensuite shower room, as well as far reaching rooftop views.

Larkbere Road is a friendly and well regarded residential street with a strong sense of community.

The property is conveniently located close to Mayow Park, the popular Brown & Green Café, a variety of shopping facilities at Bell Green, and excellent transport links including Lower Sydenham (Charing Cross) and Sydenham Overground.

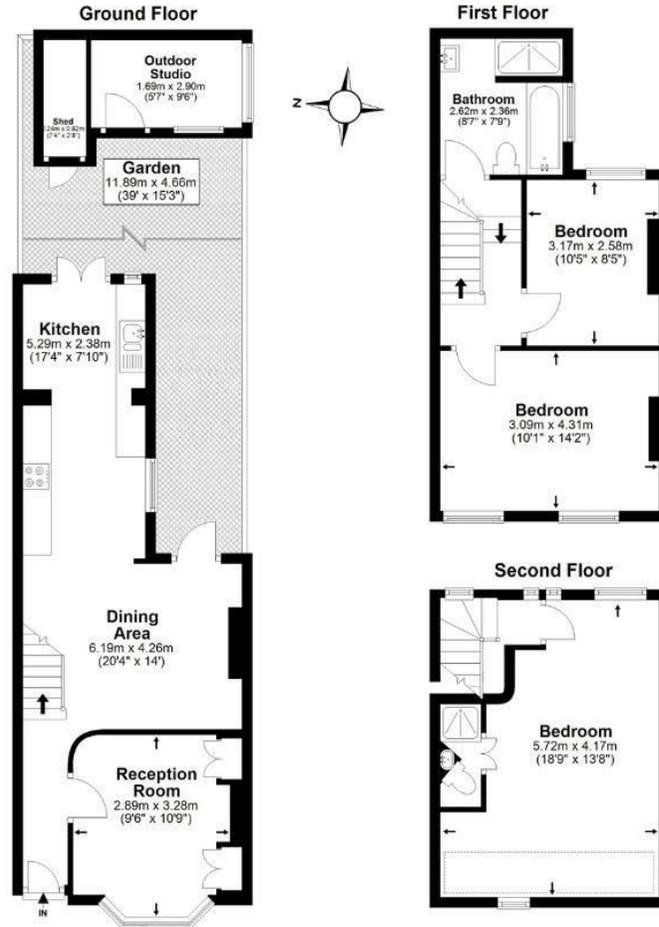
EPC: D | Council Tax Band: C



# Floorplan

**Larkbere Road, SE26**

Total\* = 103.9 sq. m / 1118.6 sq. ft  
 Second Floor = 23.3 sq. m / 250.6 sq. ft  
 First Floor = 33.7 sq. m / 362.5 sq. ft  
 Ground Floor = 47.0 sq. m / 505.6 sq. ft  
 ☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			83
(61-91) B			
(49-60) C			
(35-48) D		65	
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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