



Longton Avenue, SE26 | £320,000

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## In General

- Requiring refurbishment
- Large reception
- Kitchen
- Two double bedrooms
- Bathroom
- Communal gardens
- No onward chain

## In Detail

This two-bedroom flat offers an exciting opportunity for those looking to put their own stamp on a property.

Requiring modernisation throughout, it presents a blank canvas with generous proportions, original features, and plenty of scope to reimagine the space to suit your taste and lifestyle.

The layout includes a spacious reception room, two well-sized bedrooms, and a separate kitchen, all of which could be transformed into a stylish and comfortable home with the right vision and care. High ceilings and large windows hint at the property's original charm, ready to be brought back to life.

Ideal for renovators, first-time buyers or investors, this is a project with real promise, located in a desirable area close to transport links, green spaces, and local amenities.

Longton Avenue is a broad and leafy residential street, well located for access the lovely open green space of Wells Park and excellent transport links, including Sydenham Overground, Sydenham Hill and numerous bus routes. Kirkdale and Sydenham High Street also offer a wide variety of coffee shops, restaurants and shopping facilities.

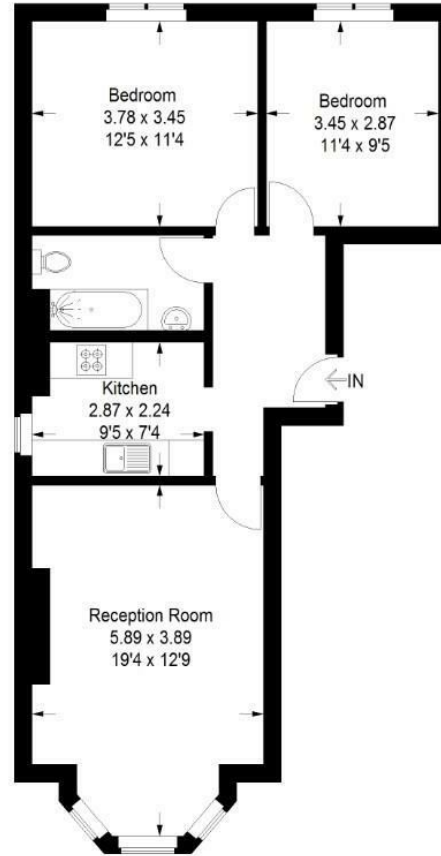
EPC: D | Council tax band: B | Lease: 82 years remaining | SC: £2,000 pa | GR: £100 | BI: Incl in SC



# Floorplan

Longton Avenue, SE26

Approximate Gross Internal Area  
64.8 sq m / 698 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	
Very energy efficient - lower running costs	Current
102 plus) A	64
(81-101) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	80

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