Sydenham Avenue, SE26 | £1,300 Per Calendar Month

02087029777

sydenham@pedderproperty.com

pedder
We live local

In General

- Split level period conversion
- One double bedroom
- Lounge/dining room
- Communal gardens
- Off street parking
- Close to transport links
- Moments from Crystal Palace Park

In Detail

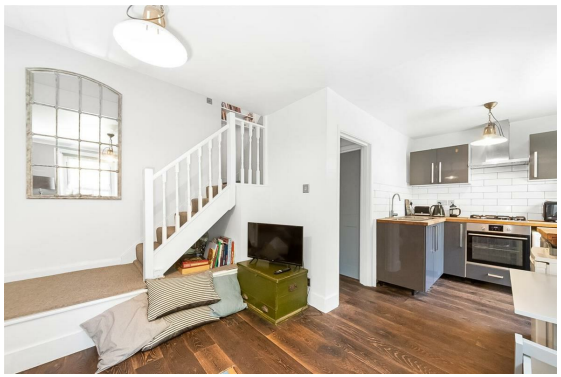
A charming split level period conversion, conveniently located close to Penge West, Sydenham and Penge East stations.

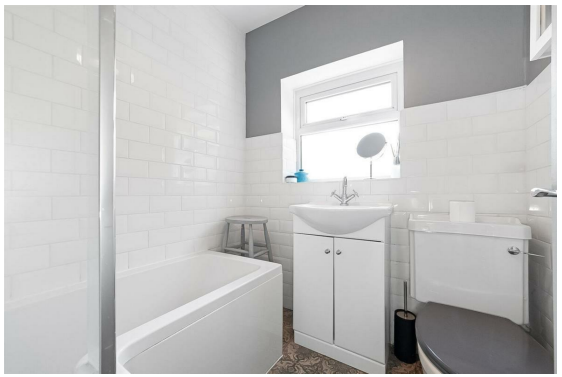
The layout is a pleasant surprise and offers interesting space arranged over three levels. Occupying the rear of the building the flat also takes full advantage of the lovely views of the communal grounds.

The reception offers both lounge and dining space and the kitchen is conveniently directly off the reception with ample storage and work surfaces. There is a recently refurbished, modern bathroom and upstairs a double bedroom with a large Velux window. Throughout the property there is also quirky hidden storage.

Sydenham Avenue forms part of the Lawrie Park Triangle, within close proximity of Crystal Palace triangle and Sydenham High Street offering a variety of amenities, and moments from Crystal Palace Park.

EPC: D | Council tax band: B | Available now | HD: £300 | SD: £1,500

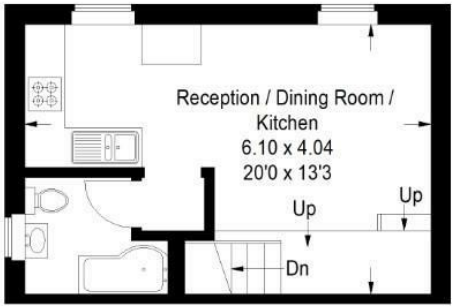




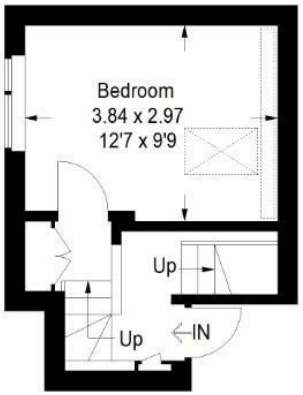
Floorplan

Sydenham Avenue, SE26

Approximate Gross Internal Area
Second Floor = 17.4 sq m / 187 sq ft
Third Floor = 24.7 sq m / 266 sq ft
Total = 42.1 sq m / 453 sq ft



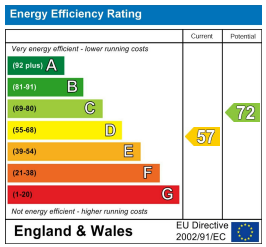
Third Floor



Second Floor (Split Level)

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2018
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.