

35 Kirkdale
London
SE26 4BT







37 Kirkdale, SE26 4BT £650,000

A beautifully fully renovated three bedroom home on Kirkdale, Sydenham, finished to a high specification throughout and offered end of chain, making it ideal for buyers looking for a move in ready property in a well connected South London location.

The property has been comprehensively refurbished from top to bottom and offers bright, contemporary living with an excellent layout. The ground floor features a spacious open plan kitchen and living area. The bespoke integrated kitchen is fitted with high end appliances, stone worktops and a breakfast bar, creating a stylish and functional space. The living area includes a feature fireplace and useful understairs storage, and flows seamlessly through to a conservatory dining room extension at the rear. This additional reception space has direct access to a private courtyard garden, perfect for outdoor dining and low-maintenance living.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom, ideal for a home office, nursery or guest room. The modern family bathroom is finished with contemporary matte black fittings and includes a shower over bath. A convenient downstairs W.C. is located off the entrance hall.

The property is ideally positioned for excellent transport links, with both Sydenham and Sydenham Hill Stations providing direct connections to Victoria, London Bridge, Canada Water, Shoreditch and the City.

Residents will also enjoy the wide range of independent cafés, restaurants, shops and amenities along Kirkdale and nearby high streets, as well as access to several popular green spaces including Crystal Palace Park, Mayow Park, and Sydenham Wells Park.

This stylish turnkey home combines period charm with modern finishes, making it an excellent choice for first-time buyers, professionals or young families seeking a high-quality home in a vibrant and well-connected neighbourhood



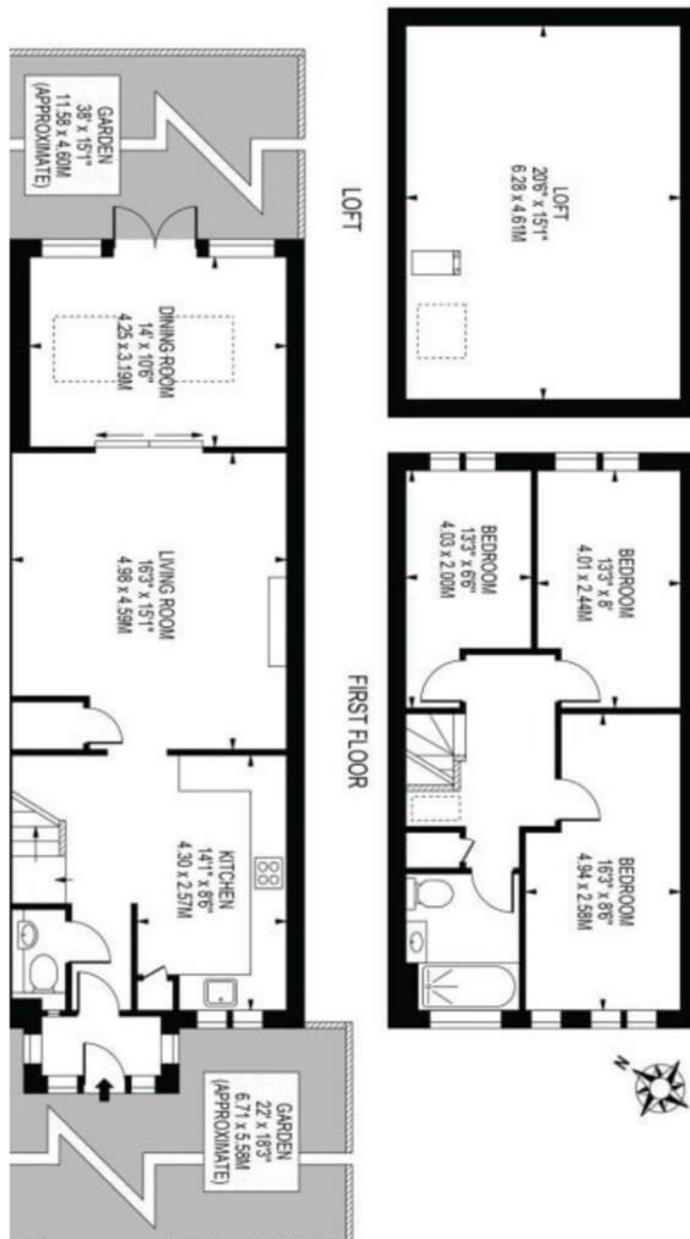
- End of Chain
- Fully renovated to high standard throughout
- Off street parking
- Private rear garden
- Well connected for transport and amenities
- Downstairs W.C
- Fitted storage
- Integrated appliances
- Mid terrace
- Rear conservatory extension

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Contact

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