



Newlands Park , SE26  
£400,000

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# In general

- Superb ground floor Edwardian Conversion
- 732 sq ft/ 68sq mtr of accomodation
- Original features
- Generous reception with bay window
- Kitchen / breakfast room
- Private West Facing garden
- No onward chain
- Excellent transport links

# In detail

An exceptional and rarely available Edwardian conversion, with private west facing, located in a one of Sydenham's most desired locations.

Offering 732 sq ft/68 sq mtr of accommodation the property is generously proportioned throughout and rivals the space of many two bedroom flats in the area.

Full of character and charm, the property comprises an impressive 15'8 x 14'9 reception with large square bay window and oak laid flooring, a kitchen/breakfast room with wood block surfaces and great storage, double bedroom with a beautiful original door leading onto the rear garden, and a contemporary bathroom.

With gardens to the front and rear, there is no shortage of outside space; to the front a well maintained lawned garden with established shrubs framing the window, whilst to the rear is a superb 45'7ft of outside space with patio area and lawn.

The space is uncommon for a one bedroom dwelling and as such, is likely to be extremely popular with those looking for something special.

Newlands Park is a very well connected spot for transport with both Sydenham Overground (0.4mi) and Penge East (0.2 mi) rail within very close proximity and several bus routes. The high street includes a wealth of amenities including a number of coffee shops, restaurants and shopping facilities.

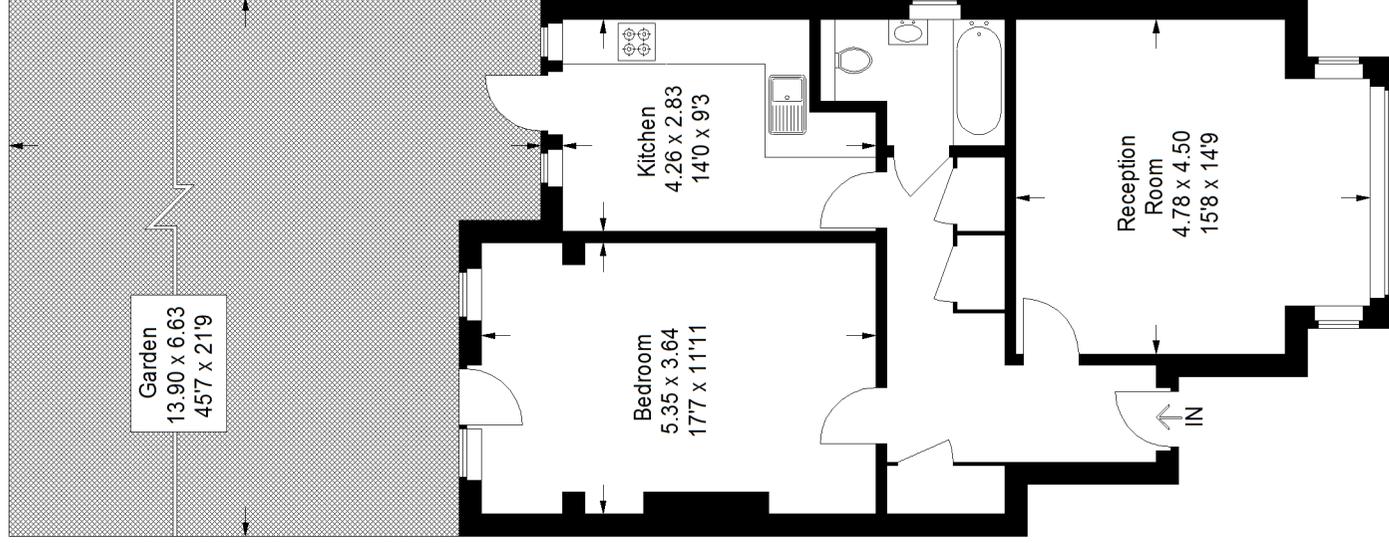
EPC: TBC | Council Tax Band: C | Lease: 148 years | GR: nil | SC: nil | BI: TBC



# Floorplan

## Newland Park, SE26

Approximate Gross Internal Area  
68.0 sq m / 732 sq ft



### Ground Floor

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