



Newlands Park SE26
Offers in excess £474,950

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In general

- High specification conversion
- Superb living / entertaining space
- Light filled accommodation
- Two double bedrooms
- Bathroom and ensuite shower
- West facing communal gardens
- Allocated parking
- Excellent transport links
- Very close to green open spaces

In detail

A stylish and contemporary first floor Victorian conversion, enviably located in Sydenham close to several open green spaces, a wealth of shopping facilities and great transport links.

This high specification accommodation boasts high ceilings, well-proportioned living space and high quality fixtures and fittings throughout making this an ideal purchase for someone searching for something special, contemporary and stylish.

Accommodation includes a spacious light-filled open plan reception with ample space to lounge and dine, a kitchen area boasting Corian work surfaces and breakfast bar, fully integrated appliances and great storage, two double bedrooms, an ensuite shower room and a family bathroom.

To the rear is the communal west facing garden, an idyllic and tranquil retreat on a summer evening. Further benefits include an allocated off street parking space to the front.

Newlands Park is a convenient location for those who enjoy a short commute with Sydenham Overground and Penge East Rail (Victoria) close by. Surrounded by a number of parks including Alexandra Recreation Grounds, Crystal Palace park and Mayow Park.

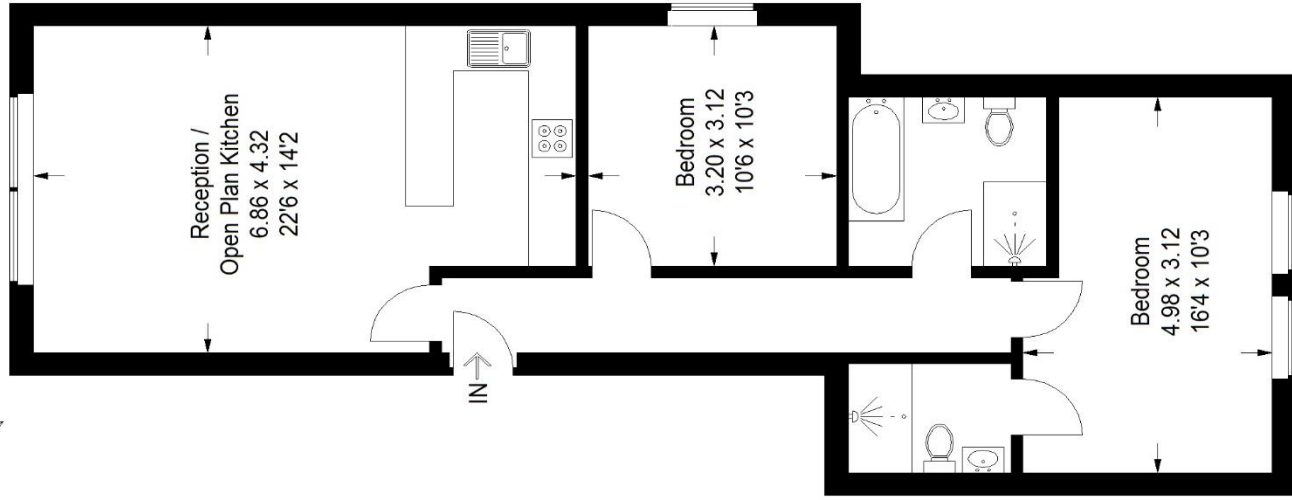
EPC: C | Council Tax Band C | Lease: 119 years remaining | SC: £1655.65PA | GR: £200PA



Floorplan

Newlands Park SE26

Approximate Gross Internal Area
71.6 sq m / 771 sq ft



First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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