



Collingtree Road, SE26
£450,000

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In general

- Edwardian conversion of 771 sqft / 71.6 sq mtr
- Share of freehold
- Flexible accommodation
- Split level
- Private garden
- No onward chain
- Excellent transport links

In detail

A superb, characterful Edwardian apartment with direct access to a private rear garden, available for sale with no onward chain.

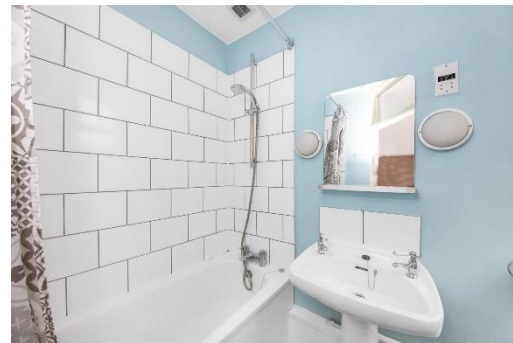
This sizeable split level property offers 771 sqft / 71.6 sqmtr of flexible accommodation and can be utilised as either a generous sized one bedroom with two receptions, or a two bedroom apartment.

Throughout the property is an abundance of natural light and high ceilings creating a wonderful sense of space, furthermore Collingtree Road properties have always been popular for their larger than average footprint and close proximity to transport, and as such, have always attracted a large amount of interest.

Further benefits include a private 32'2 ft garden.

Collingtree Road is a residential location, very accessible for transport links including Sydenham and Forest Hill rail, a wealth of shopping facilities and several green open spaces including Wells Park and Crystal Palace Park.

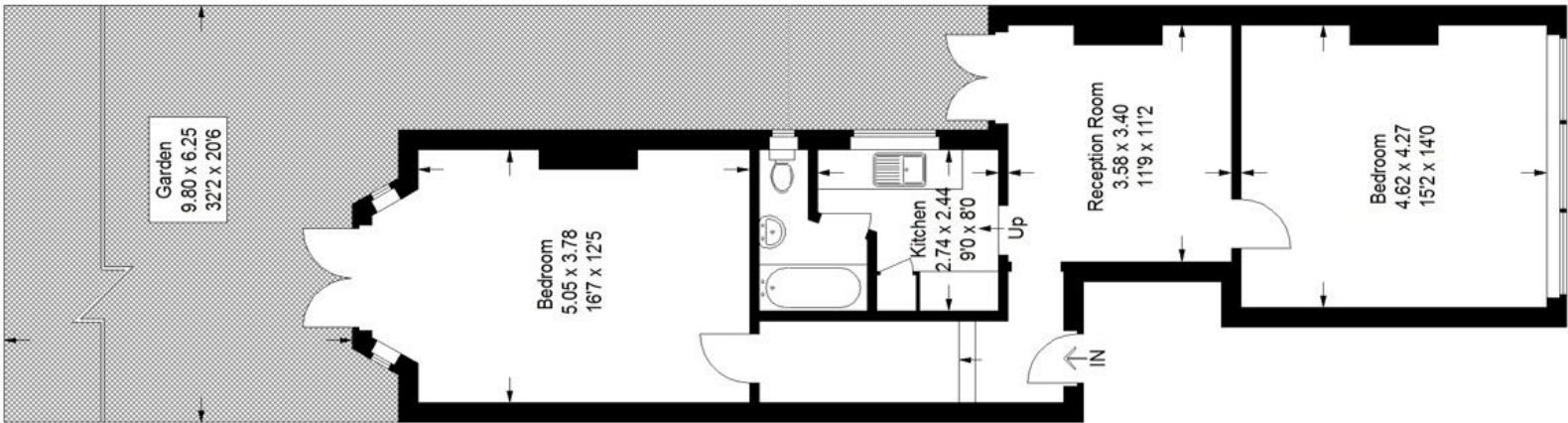
EPC: D | Council Tax Band C | Lease: TBC | SC: TBC | GR: TBC



Floorplan

Collingtree Road SE26

Approximate Gross Internal Area
71.6 sq m / 771 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

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