



Silverdale SE26
Guide £475,000 - £500,000

0208 702 9777
pedderproperty.com

pedder



In general

- Enviably located close to Mayow Park
- Beautiful Victorian Conversion
- Wealth of features
- Large reception
- Two bedrooms
- Newly refurbished shower room
- Private patio and share of the garden

In detail

An impressive ground floor Victorian conversion, benefiting from a private patio, allocated off street parking and located moments from the open spaces of Mayow Park.

With superb high ceilings and large windows, there is a generous amount of natural light, adding to the feeling of space in this wonderful reception. Stripped wood floors and cornicing also add to the character and warmth of this property.

Comprising two double bedrooms, kitchen and a recently refurbished, contemporary shower room. To the rear is a private patio and a mature well maintained share of the garden whilst to the front is private allocated off street parking.

Silverdale is a convenient location for those who enjoy a short commute with Sydenham Overground very close by. The high street offers a wealth of amenities and Mayow Park is a stone's throw from the property, offering a wide variety of recreational facilities and a Brown and Green café.

EPC: D | Council Tax Band C | Lease: 113 years remaining | SC: NA | GR: £300PA

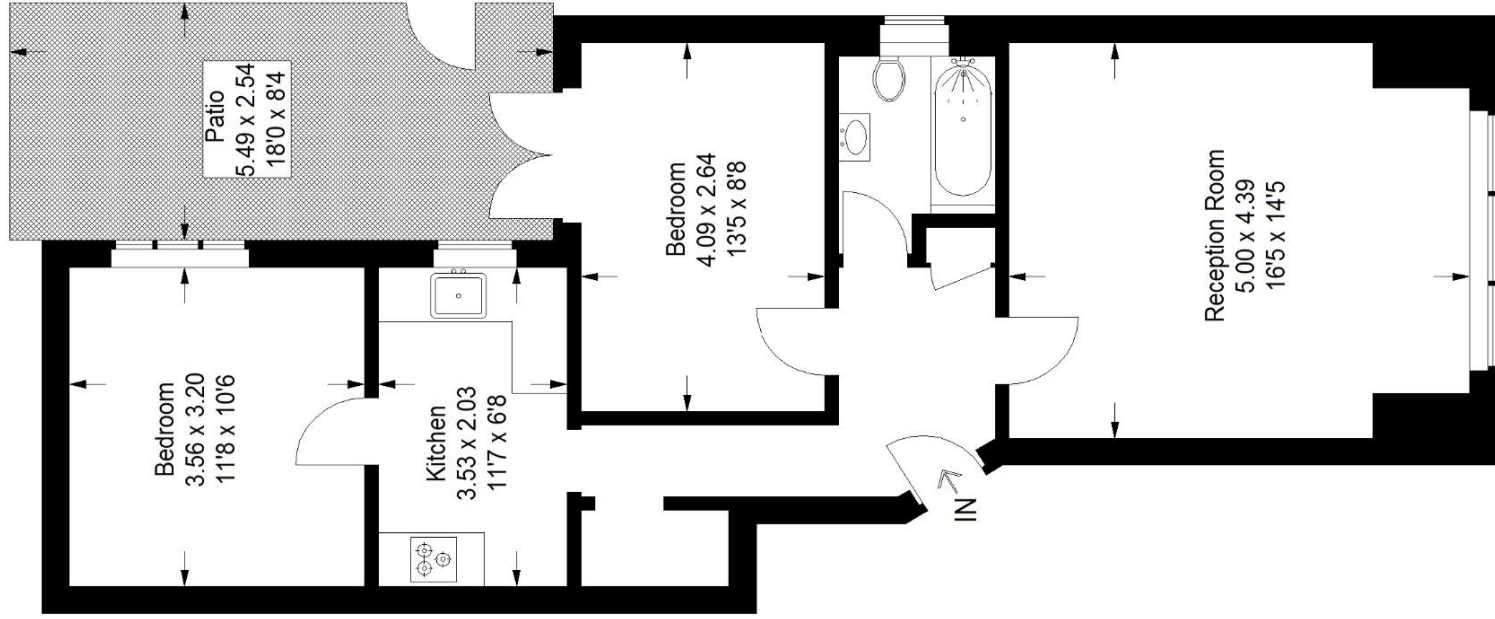


Floorplan

Silverdale SE26



Approximate Gross Internal Area
66.8 sq m / 719 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID838104)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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.