



Station Approach, SE26
£300,000

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In general

- Stylish modern apartment
- Private balcony and communal gardens
- Generous living space
- Fully integrated kitchen
- Wood flooring throughout
- Easy access to Lower Sydenham rail
- No onward chain

In detail

A beautifully presented first floor apartment moments away from Lower Sydenham station.

This stunning new build property offers a bright and stylish feel with a generous living area that is filled with natural light. The large open-plan reception/dining room with integral modern fitted kitchen leads to a private balcony with views across Sydenham.

With a large double bedroom and stylish and contemporary bathroom this property would make an ideal first time buy. Other beneficial points are the communal garden and private underground parking.

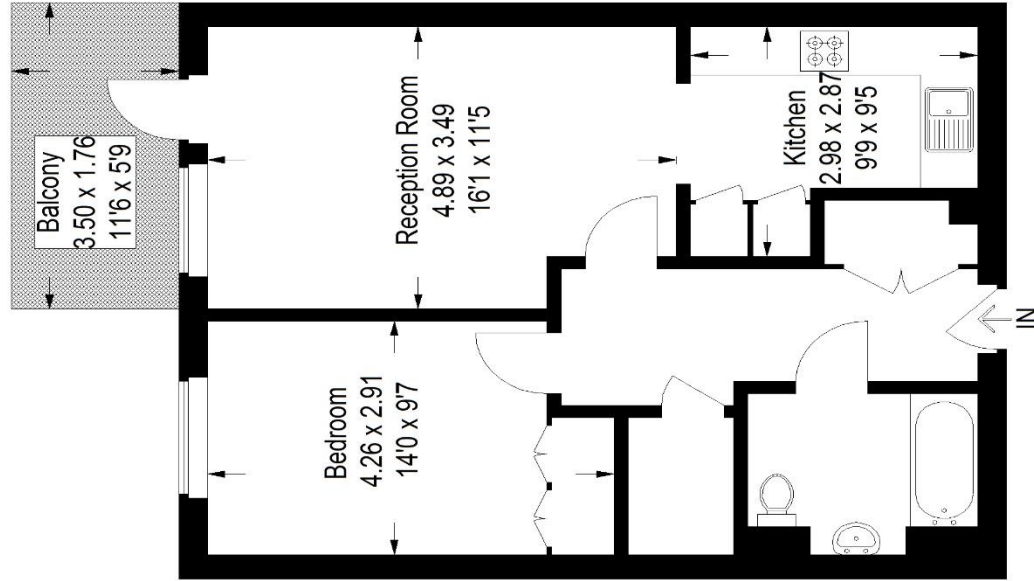
Rail links at both Lower Sydenham and New Beckenham stations (Charing Cross and Waterloo East) are easily accessible as well as a variety of shopping and leisure facilities and charming café's on Sydenham High Street.

EPC - B



Floorplan

Station Approach, SE26
Approximate Gross Internal Area
53.1 sq m / 572 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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