



Venner Road SE26  
Guide £375,000 - £400,000

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# In general

- Light, bright accommodation
- Two double bedrooms
- Far reaching views of Sydenham and beyond
- Very close to both Penge East and Sydenham rail
- Attractive semi detached building

# In detail

A two double bedroom period conversion available for sale, positioned on a sought after road close to both Sydenham and Penge East rail.

Offering excellent views of the surrounding area and beyond, the well-proportioned accommodation presents very well and offers a spacious retreat with character and contemporary additions.

From a wide centralised hallway, all rooms branch off to include a sizeable reception, kitchen, two double bedrooms and a bathroom. Being top floor ensures good natural light in all rooms and a sense of space

Venner Road is an ideal location for those who enjoy a short commute, being so close to several modes of transport as well as plenty of green open spaces.

EPC: D | Council Tax: C | Lease: TBC | SC: £100 pm | GR: £250 pa | BI: £227





# Floorplan

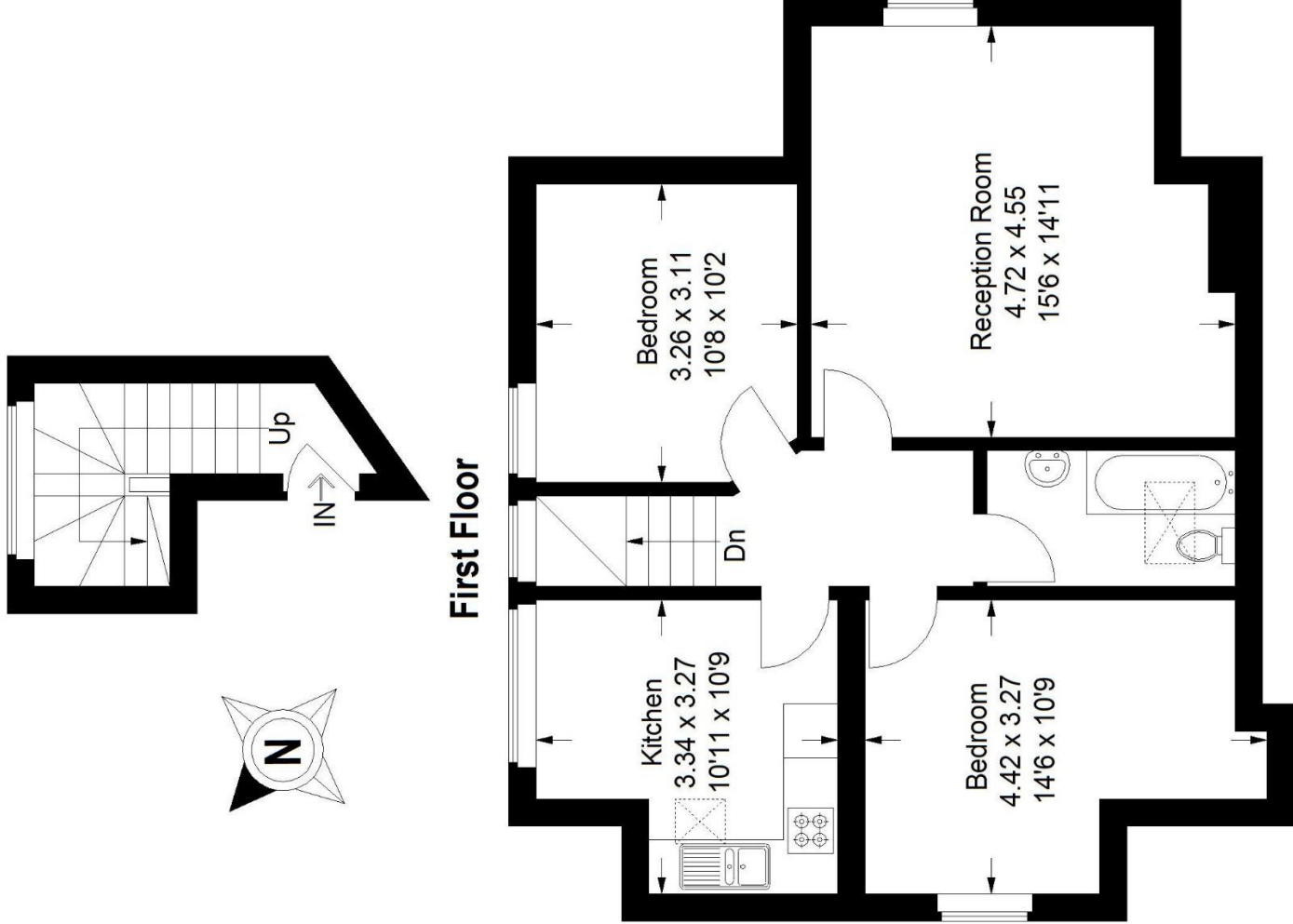
Venner Road, SE26

Approximate Gross Internal Area

First Floor = 5.5 sq m / 59 sq ft

Top Floor = 64.9 sq m / 699 sq ft

Total = 70.4 sq m / 758 sq ft



Top 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		
39-54	E	51   E	67   D
21-38	F		
1-20	G		

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