



Ashington Court SE26
Guide price £425,000 - £450,000

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In general

- Stunning split level maisonette
- Excellent living space of 853 sq ft
- Contemporary fully integrated kitchen
- 2 Double bedrooms
- Family bathroom
- Private entrance
- Built in wardrobes and loft storage
- Benefiting from an abundance of natural light
- Within close proximity of Crystal Palace Park
- Very close to Sydenham station

In detail

A beautifully presented two double bedroom maisonette, offering 853 sqft of living space over two levels, set in a highly sought-after location in Upper Sydenham.

Another superb example of 1970's architecture, this light filled home enjoys all of the wonderful benefits you would expect in a build of this era, including excellent lateral space, a private entrance and generous proportions.

The owner has upgraded and maintained this property throughout, creating an inviting and sociable space ready for an incoming purchaser to immediately enjoy.

Comprising a through reception room which includes a lounge and a dining room, which could easily host a party of 6, opening onto a stylish and contemporary fully integrated kitchen .

The two double bedrooms are located on the upper floor, enjoying far reaching views of London.

Further benefits include a long lease, original wood flooring and large windows which allow for plenty of natural light.

This location is well placed for rail links at both Sydenham Overground and Sydenham Hill stations, as well as various shopping and leisure facilities and easy access to Crystal Palace Park .

EPC - D



Floorplan

Ashington Court SE26

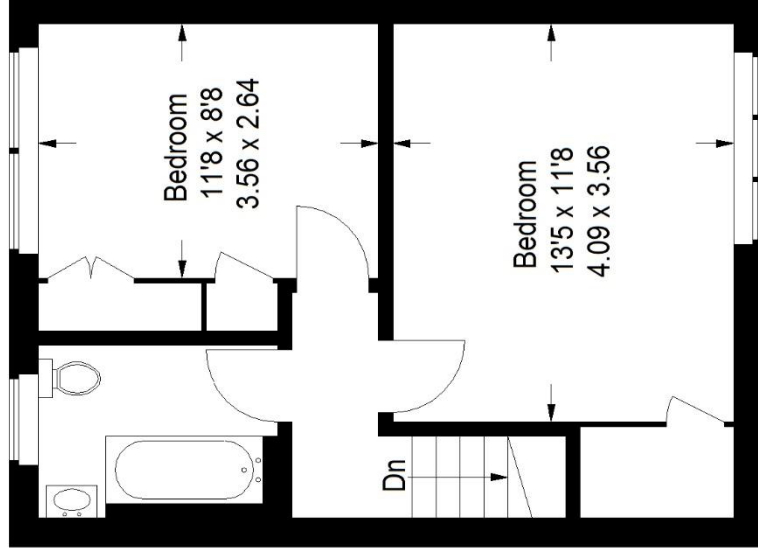
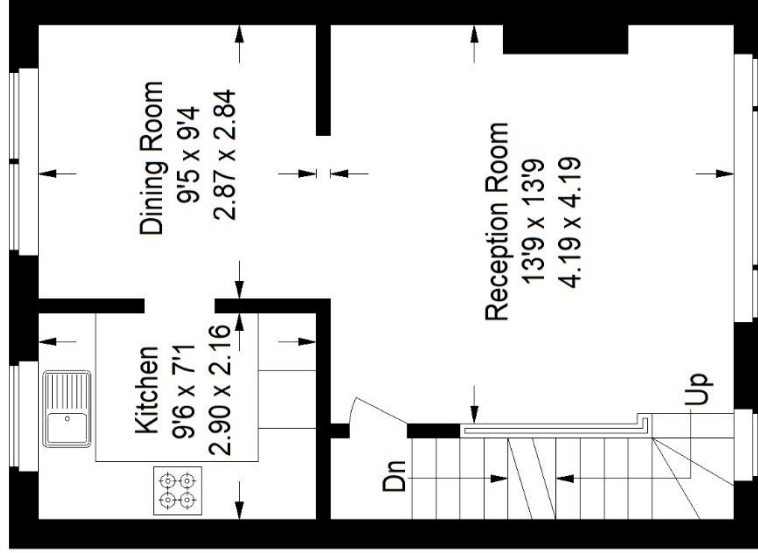
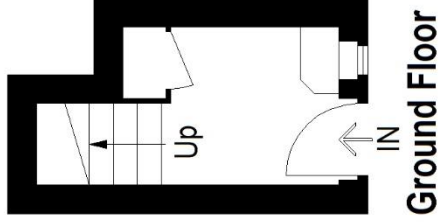
Approximate Gross Internal Area

Ground Floor = 4.7 sq m / 51 sq ft

First Floor = 37.3 sq m / 401 sq ft

Second Floor = 37.3 sq m / 401 sq ft

Total = 79.3 sq m / 853 sq ft



First Floor

Second 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	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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