



Byne Road SE26
£475,000

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In general

- First floor Victorian conversion
- 2 Receptions
- 3 bedrooms
- Private West facing garden
- Share of Freehold
- No onward chain
- Great potential
- Close to Sydenham and Penge East rail

In detail

A bright and spacious three bedroom first floor property, set in a highly sought after location, ideal for access to numerous transport links and open green spaces.

This attractive Victorian conversion is one of just two in the building and being first floor, benefits from a good amount of natural light throughout and large loft space with potential to convert (STP).

Comprising a reception to the front with fireplace, kitchen, dining room, two double bedrooms, a study/third bedroom and a bathroom. Further benefits include a share of freehold.

There is also an internal staircase providing direct access to the private garden.

Byne Road is one of the most desirable roads in the area, pretty and tree lined, within close proximity to both Sydenham and Penge East, several parks and a wealth of amenities.



Floorplan

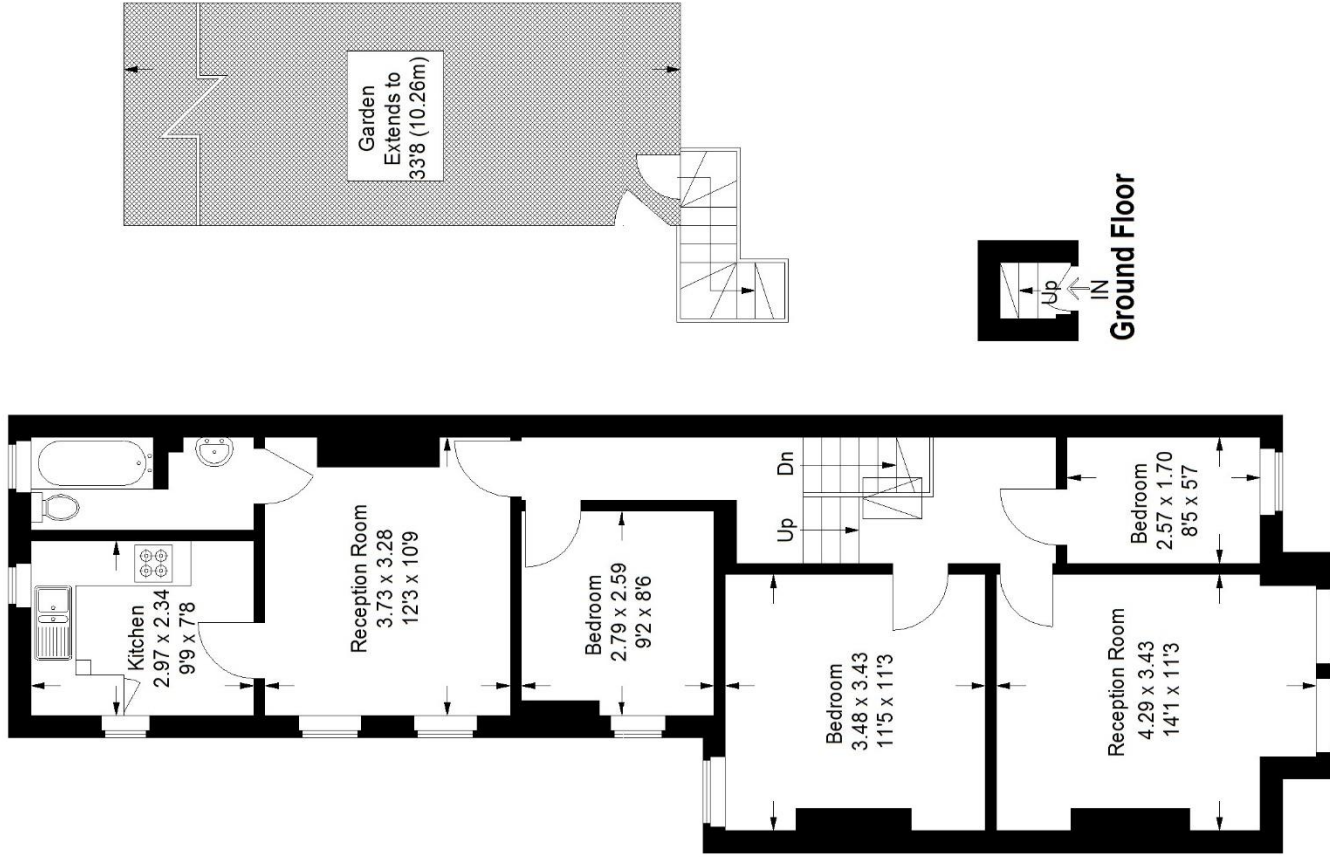
Byne Road, SE26

Approximate Gross Internal Area

Ground Floor = 0.7 sq m / 8 sq ft

First Floor = 75.1 sq m / 808 sq ft

Total = 75.8 sq m / 816 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

64 | D

71 | C

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