



Queensthorpe Road, SE26
Guide price - £450,000-£475,000

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In general

- Beautiful Edwardian conversion
- Far reaching views
- Split level accommodation of 839 sqft
- Generous reception room
- Two double bedrooms
- Contemporary bathroom
- Direct access to shared rear garden
- Conservation area
- Excellent transport links
- Very close to Mayow Park

In detail

A superb two double bedroom, split level Edwardian conversion, set within the Thorpe Estate close to Mayow Park, excellent transport links and a wealth of amenities.

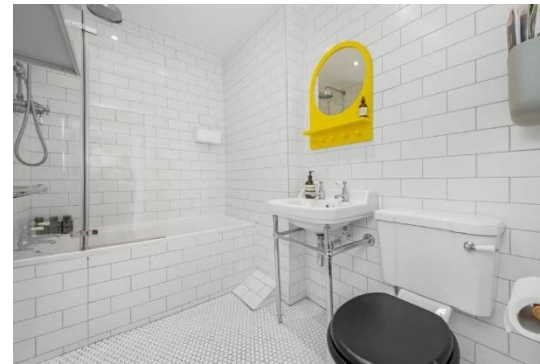
This second floor property is beautifully presented throughout with an excellent sense of light and space and particularly generous living and entertaining accommodation.

Offering 839 sqft, the property comprises a reception of 16'4 ft x 14'2ft with beautiful honey stained flooring, plantation shutters, a charming fireplace and high ceilings, a kitchen providing ample storage and work space, a contemporary and stylish bathroom, and two double bedrooms of which the master enjoys wonderful, far reaching views.

Property also benefits from direct access to a shared rear garden.

Queensthorpe Road is one of six exclusive roads within this desirable conservation area, close to excellent transport links including Sydenham Overground, a selection of coffee shops, restaurants and a wealth of shopping facilities. Mayow Park is moments away which also houses a charming Brown and Green café.

EPC: E | Council Tax: Band B | Lease: 156 years remaining | SC: NA | GR: NA



Floorplan

Queensthorpe Road, SE26

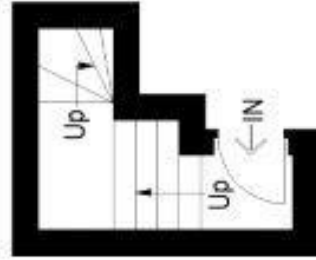
Approximate Gross Internal Area

First Floor = 4.2 sq m / 45 sq ft

Upper First Floor = 19.7 sq m / 212 sq ft

Second Floor = 54.1 sq m / 582 sq ft

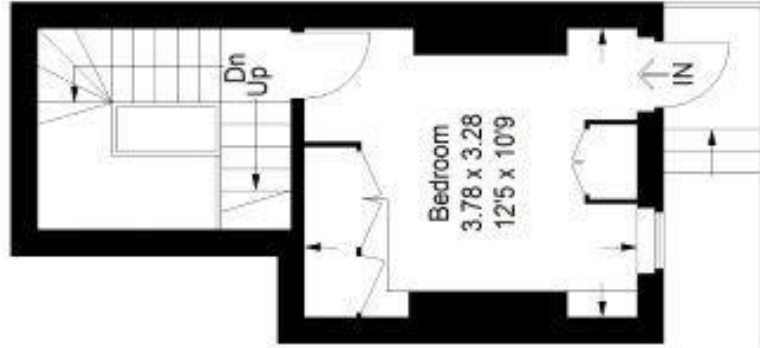
Total = 78.0 sq m / 839 sq ft



First Floor



Second Floor



Upper 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		56 D
39-54	E	45 E	
21-38	F		
1-20	G		

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