



Byne Road SE26
OIEO £295,000

0208 702 9777
pedderproperty.com

pedder



In general

- Characterful first floor apartment
- Centrally located
- Reception with high ceilings
- One double bedroom
- Excellent transport links
- Share of Freehold

In detail

A light, bright and characterful one bedroom apartment, well placed for access to great transport links, shopping facilities and green open spaces.

Forming part of an attractive three storey, semi detached Victorian building, the property is arranged on the first floor and comprises a large reception with wonderful high ceilings, three large windows and engineered flooring, a fitted galley kitchen with quarry tiles, a large contemporary shower room and a double bedroom.

The property is very well presented and ready for an incoming purchaser to immediately enjoy.

This location is particularly popular, being moments from both Sydenham Overground and Penge East (Victoria Line) rail.

The high street also offers a wealth of facilities including restaurants, gyms, coffee shops and shopping facilities. Also enviably close are several green open spaces including Alexandra Recreation Grounds, Crystal Palace Park and Mayow Park.

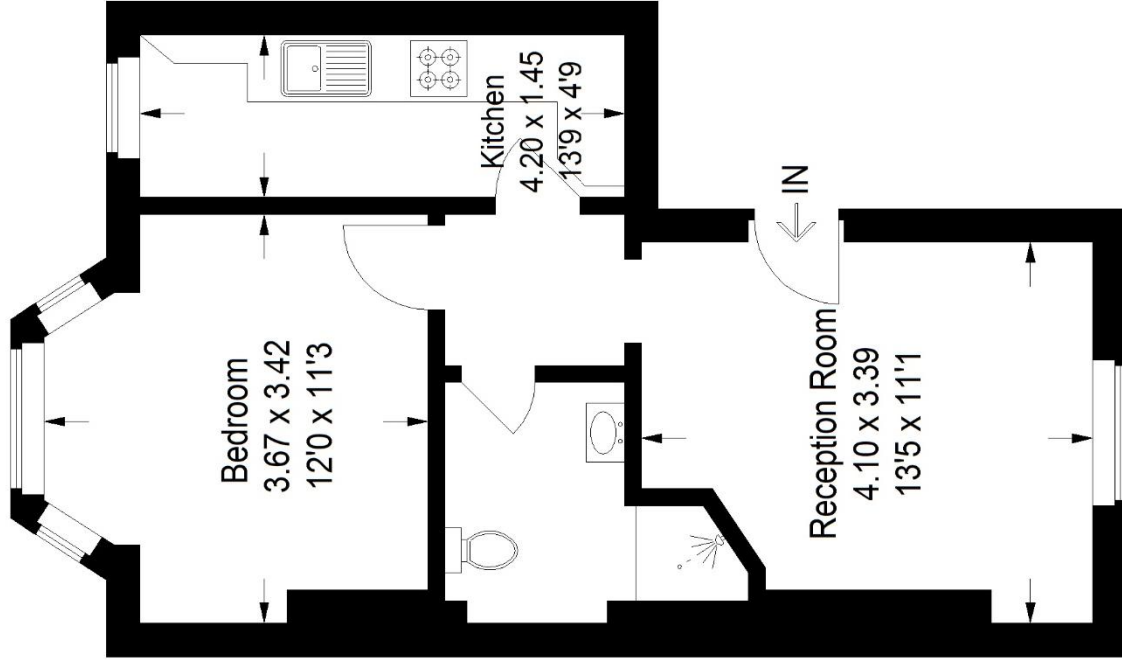
EPC: D | Council Tax Band B | Lease: 81 years remaining | SC: Adhoc | GR: N/A | BI: £209.50PA | Communal lighting: £100PA



Floorplan

Byne Road, SE26

Approximate Gross Internal Area
38.5 sq m / 414 sq ft



First Floor

Copyright www.pedderproperty.com © 2022
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		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.