



Trewsbury Road SE26
Guide £625,000- £650,000

0208 702 9777
pedderproperty.com

pedder



In general

- Beautiful Victorian maisonette 1,259 sqft
- Bespoke kitchen / breakfast room
- Three double bedrooms
- Arranged over three floors
- Private section of garden
- Off street parking
- Residential road
- No onward chain

In detail

A stunning three double bedroom Victorian maisonette with private section of garden, enviably located close to several green open spaces, excellent transport links and a wealth of shopping and leisure facilities.

With accommodation of 1,259 sq ft arranged over three floors, the property enjoys space which rivals some houses in the area.

There is a sense of grandeur throughout and excellent proportions in all principle rooms, comprising a wonderful greeting hall, a reception of 17ft 11in with high ceilings, a beautiful fireplace and shutters, a stylish and contemporary kitchen/breakfast room with dining space for 6 people and a further reception / dining which could also be used as a third bedroom. Upstairs are two generous double bedrooms.

The property also enjoys the benefit of a private section of garden and off street parking to the front.

Trewsbury Road is situated within easy access of Sydenham, Lower Sydenham and Penge East stations making this an ideal location for commuters. An impressive maisonette which really needs to be viewed to be fully appreciated.

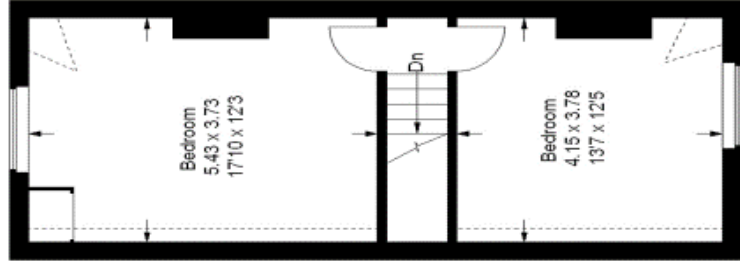
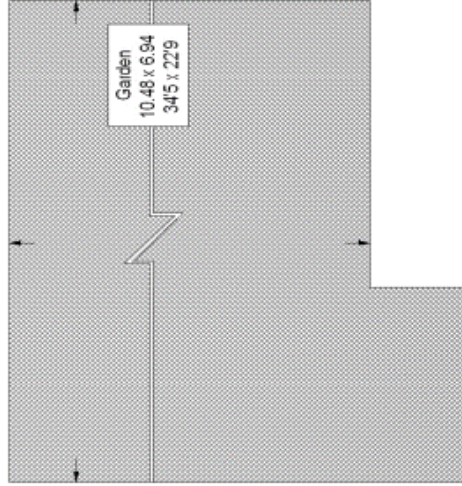
EPC: D | Council Tax Band D | Lease: 95 years remaining | SC: TCB | GR: £10PA



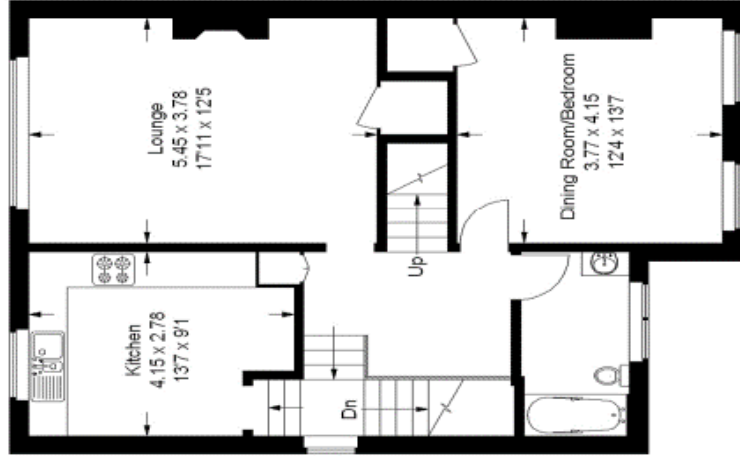
Floorplan

Trewsbury Road, SE26

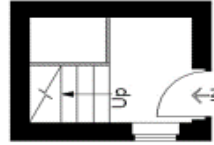
Approximate Gross Internal Area
Ground Floor = 4 sq m / 43 sq ft
First Floor = 72 sq m / 775 sq ft
Top Floor = 41 sq m / 441 sq ft
Total = 117 sq m / 1259 sq ft



Top Floor



First Floor



Ground Floor

Copyright www.pedderproperty.com © 2013
These plans are for representation purposes only as
defined by RICS - Code of Measuring Practice. Not to Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	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.