



Wiverton Road SE26
£550,000

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In general

- Stunning Victorian Apartment
- Beautifully refurbished throughout
- Oak parquet flooring
- Wealth of period detailing
- Superb entertaining space
- Working fireplace
- Two double bedrooms plus study
- Private front and rear gardens (inc garden office/studio)
- Plentiful storage throughout, including cellar
- Excellent transport links

In detail

An elegant and beautifully refurbished Victorian two-bedroom apartment, with a sunny private garden, garden office and enviably located in a highly sought-after area within Sydenham.

The current owners have redesigned and upgraded this property, creating a beautiful combination of contemporary accents with period detailing, showcasing the very best of both.

Arranged on the ground floor, the property boasts an impressive open plan space. The main living area is well designed with a superb fully integrated kitchen (including appliances), charming dining area into the bay window and designated lounge.

The two double bedrooms are both well-proportioned with the second benefiting from a study area with tranquil views over the garden. The bathroom is luxurious, enjoying a freestanding egg bath, separate shower and underfloor heating.

To the rear is a private garden, mainly laid to lawn with a wonderful, raised deck, perfect for alfresco dining. Another huge draw to this property is the fully insulated studio/garden office to the rear providing that additional space for those who either work from home or require additional living/entertaining space.

Further benefits include Cat-6 structured cabling throughout, (including the Garden Office), newly replaced double glazed sash windows with original lead weights, bespoke colonial style full height shutters, and smart central heating.

Wiverton Road is one of the most desirable roads in the area, pretty and tree lined, within close proximity to both Sydenham and Penge East stations.

EPC: C | Council Tax Band C | Lease: 117 years remaining | SC: £250PA | GR: £500PA | BI: £450.74PA



Floorplan

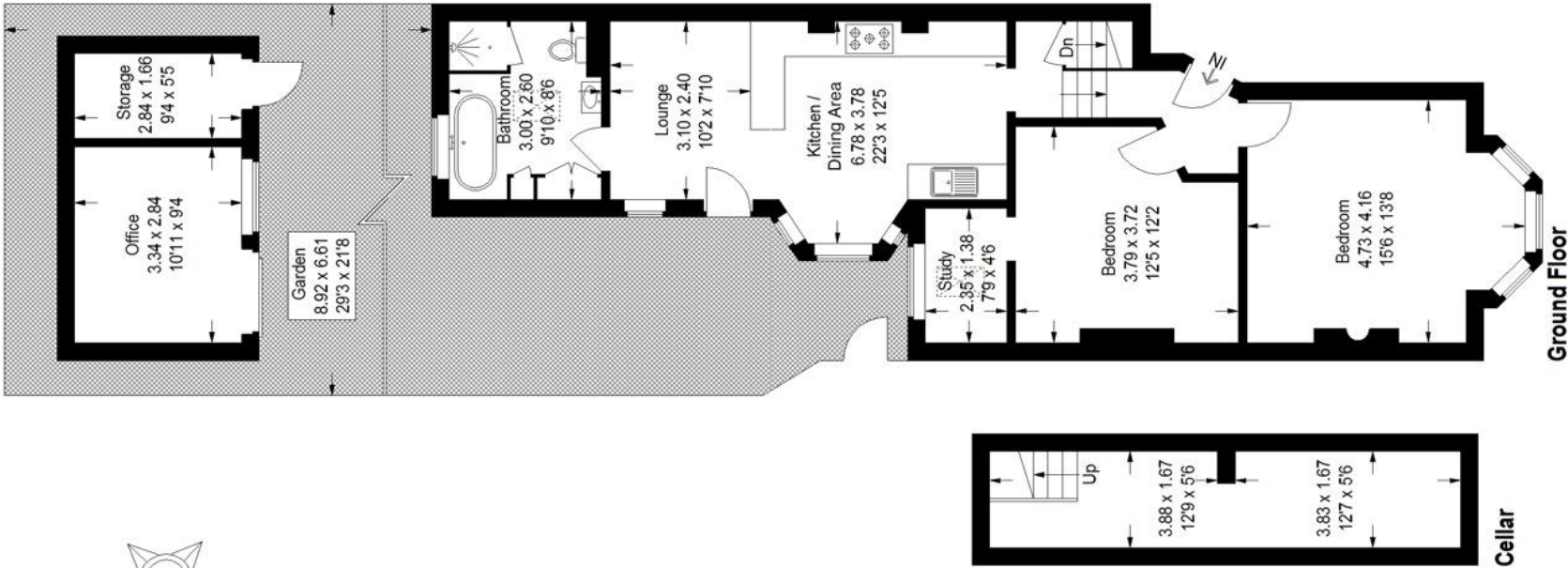
Wiverton Road, SE26

Approximate Gross Internal Area (Excluding Outbuilding)

Cellar = 13.3 sq m / 143 sq ft

Ground Floor = 72.3 sq m / 778 sq ft

Total = 85.6 sq m / 921 sq ft



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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	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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