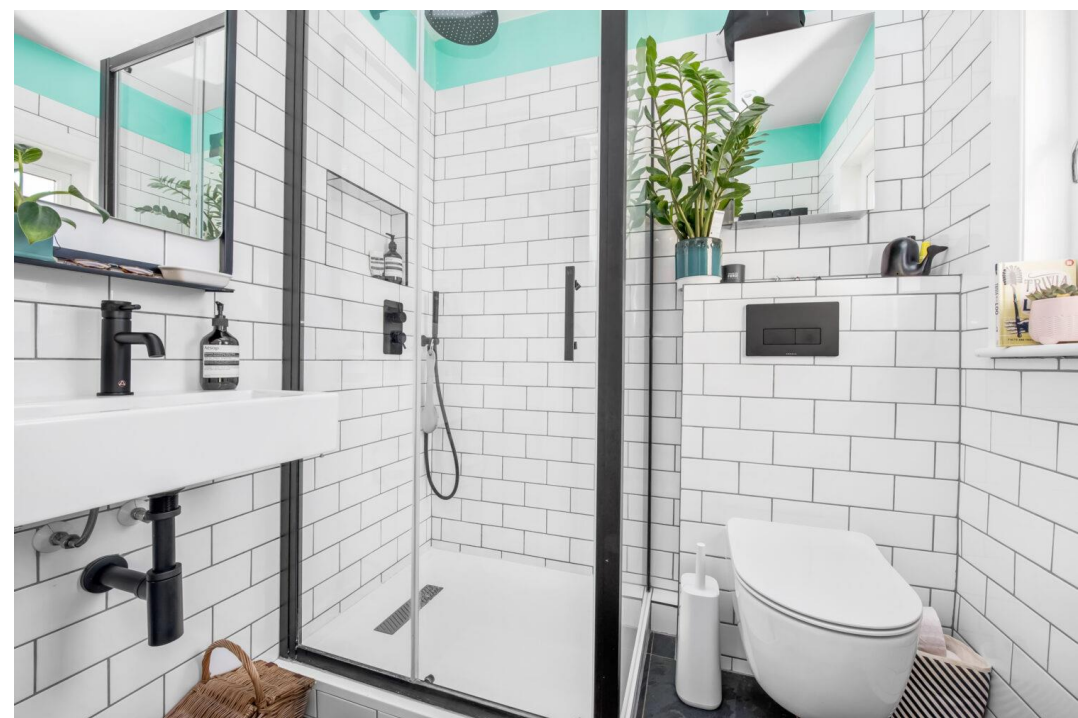




Larkbere Road SE26
Guide £345,000 - £350,000

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In general

- Charming first floor Victorian apartment
- Beautifully finished throughout
- Generous reception
- Plantation Shutters
- Contemporary shower room
- Private west facing garden
- Potential to build into the loft

In detail

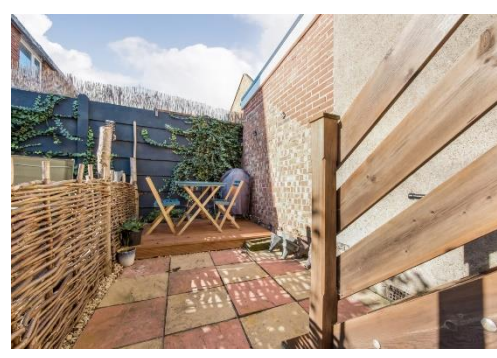
A charming and characterful first floor Victorian apartment, with private west facing garden, located on a lovely residential road moments from Mayow Park, transport links and a wealth of amenities on Sydenham high street.

Occupying the first floor of this end of terrace building, the split level accommodation enjoys an abundance of natural light and comprises a reception with large bay window, plantation shutters, beautiful oak laid flooring, feature fireplace and alcove shelving, an integrated kitchen with wood block surfaces, double bedroom and a stunning contemporary shower room with high quality fittings.

The low maintenance rear garden is enviably west facing with a decked patio area ideal for alfresco dining.

This location allows easy access to shopping and leisure facilities along Sydenham High Street, Mayow Park and the charming Brown and Green coffee shop, and some great transport links including Sydenham Overground and Lower Sydenham.

EPC - E



Floorplan

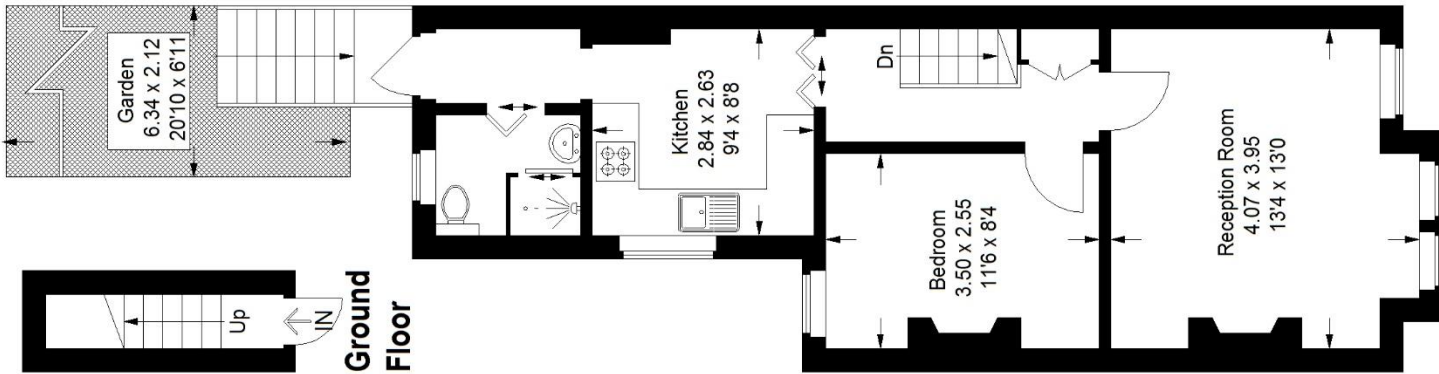
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Approximate Gross Internal Area

Ground Floor = 2.1 sq m / 23 sq ft

First Floor = 43.5 sq m / 468 sq ft

Total = 45.6 sq m / 491 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	50 E	67 D
21-38	F		
1-20	G		

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