



Niederwald Road SE26  
Guide £535,000 - £550,000

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# In general

- Characterful Edwardian property
- Large reception
- Kitchen / dining room
- 3 Bedrooms
- Large private rear garden
- Close to Mayow Park
- Off street parking
- Several transport links close by

# In detail

A characterful and bright 851 sq ft first floor, property located on a pretty and residential road in Sydenham.

This attractive Edwardian building benefits from a beautiful front door with stained glass panels and wide bay windows. Being first floor this particular property benefits from a good amount of natural light throughout.

Comprising a reception to the front, large kitchen / dining room, two double bedrooms and a study. Due to the property being end of terrace, the garden is 39ft x 33ft, larger than average and also benefits from rear access for bicycles and/or gardening materials.

Niederwald Road is a small road set between De Frene Road and Adamsrill Road, enviably close to Mayow Park, a beautiful open space with a number of recreational facilities. Sydenham and Forest Hill rail are also within close proximity.

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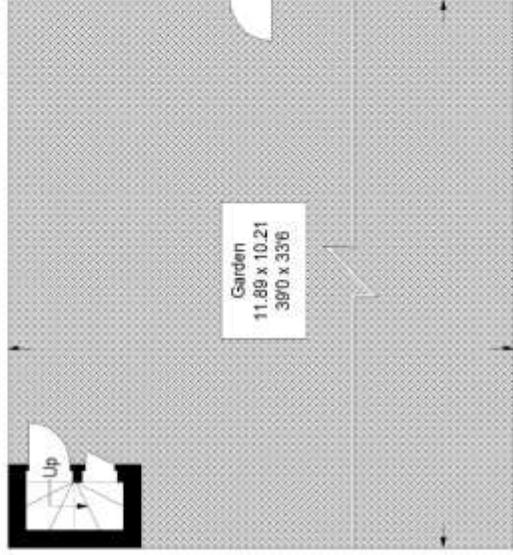
## Niederwald Road, SE26

Approximate Gross Internal Area

Ground Floor = 1.4 sq m / 15 sq ft

First Floor = 1.6 sq m / 17 sq ft

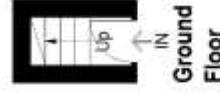
Total = 79.1 sq m / 851 sq ft



Ground Floor



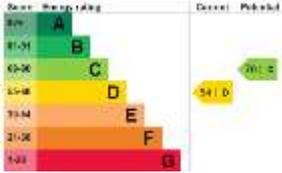
First Floor



Ground 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.



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