



Silverdale House, SE26  
Guide £475,0000 - £500,000

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# In general

- Superb Warehouse conversion
- Impressive features
- Light filled open plan living space
- Two double bedrooms
- Bathroom
- Utility cupboard
- Off street parking
- Economy 7 Heating
- Eco Hot Water System
- No onward chain

# In detail

This conversion retains the wonderful aesthetic hallmarks of warehouse living with exposed brick walls, high ceilings, vast arched windows and lateral living.

The design and layout have been expertly executed maximising volume, light and impact and would be well suited to those who are looking for something special.

Arranged on the second floor, the interior of this apartment echo's the original fabric of the building and offers a fantastic 26'2 ft x 16'5 ft open plan reception with ample space to allow for a very comfortable lounge, a dining area which could easily host a party of 8, fitted kitchen, modern bathroom, two double bedrooms, fitted storage and utility room.

Further benefits include a private off street parking space.

Silverdale is a superb location for those who enjoy a short commute, with Sydenham Overground within a stone's throw from the property.

There is also a thriving high street moments away, offering a wealth of amenities. Green open spaces are also enviably close with Mayow Park within close proximity, offering a wide variety of recreational facilities and a Brown and Green café.

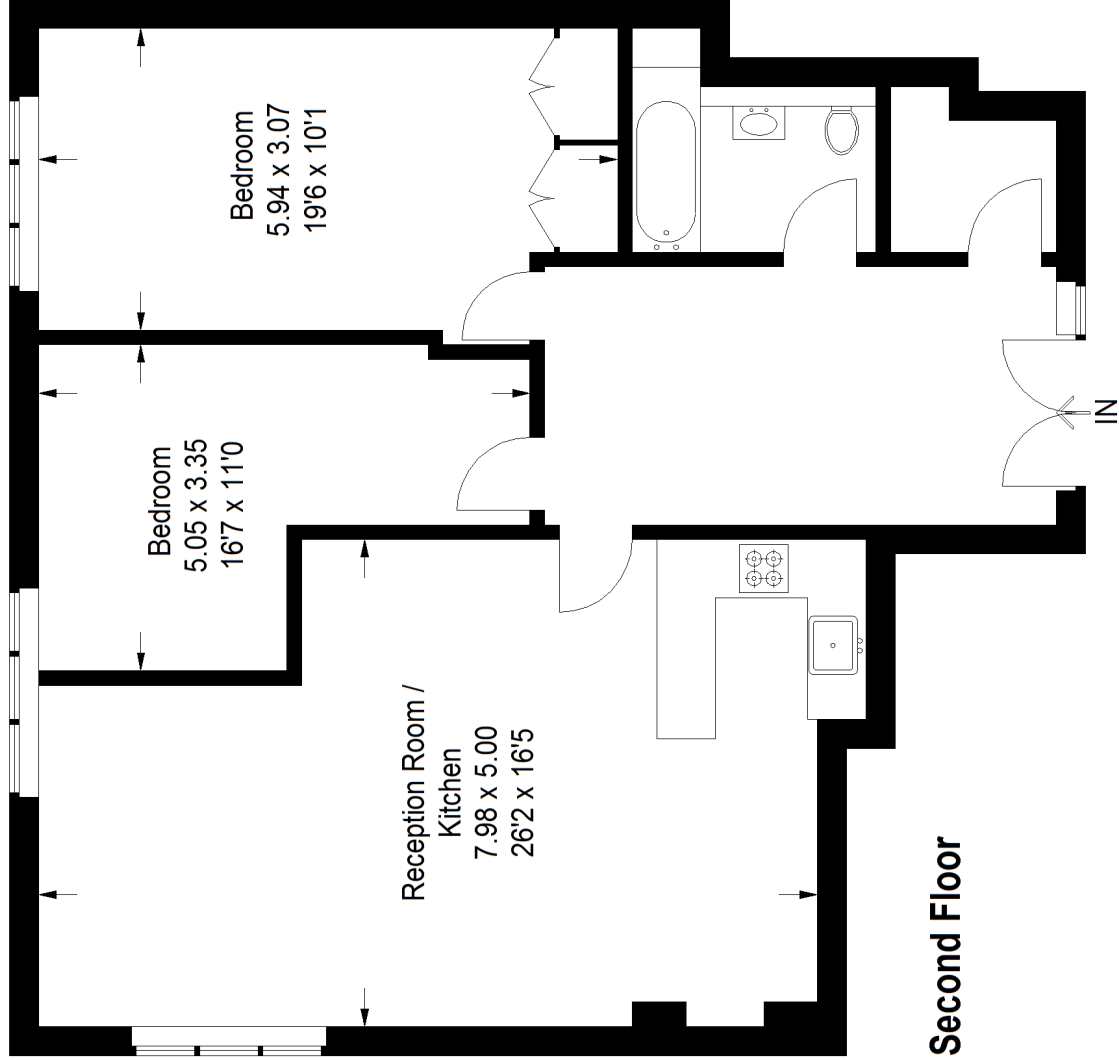
EPC: C | Council Tax Band: C | Lease: 100 years remaining | SC: £185.00 pm | GR: £200 pa | BI: included in SC



# Floorplan

## Silverdale House, SE26

Approximate Gross Internal Area  
93.2 sq m / 1003 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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