



Longfield Crescent SE26
OIEO £325,000

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In general

- A spacious front reception room
- A balcony
- Separate kitchen
- A bathroom suite
- Two double bedrooms
- A private garden
- Off street parking
- An abundance of light

In detail

A spacious, split-level two double bedroom apartment for sale on Longfield Crescent located equidistant to Forest Hill and Sydenham stations.

This property comprises a spacious front reception room that leads onto a balcony, separate kitchen, a bathroom suite and two double bedrooms and a private garden a stones throw away from the property.

Further benefits include off street parking, an abundance of light, plenty of storage and so much more.

The property is 0.5 miles to Forest Hill and Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

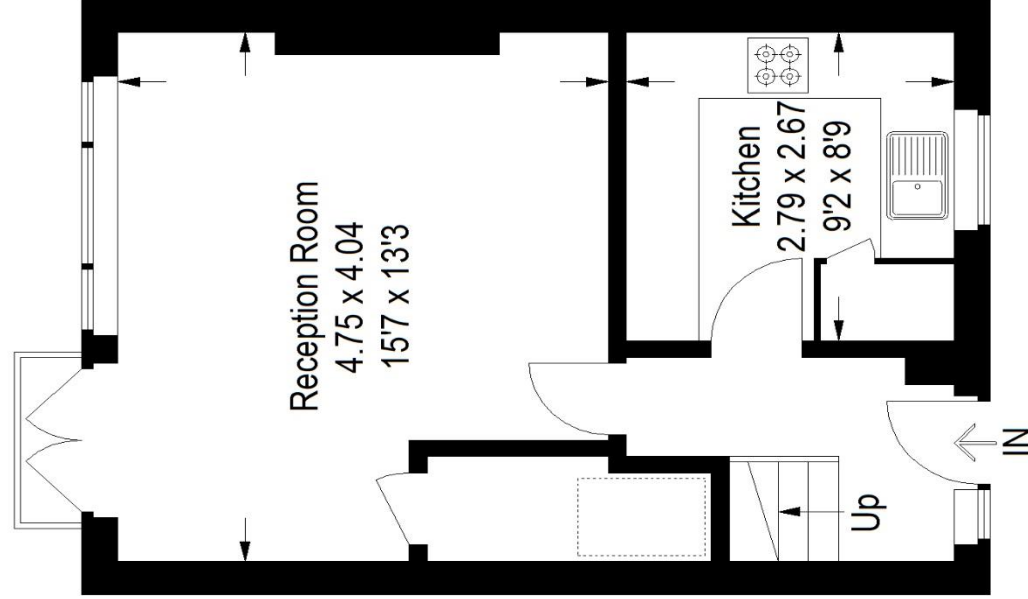
EPC D | Council Tax Band C | Lease: 91 years remaining (Extended 90 years currently) |
SC: £100 pm | GR: £10 pa | BI: 1389.62 pa(estimated)



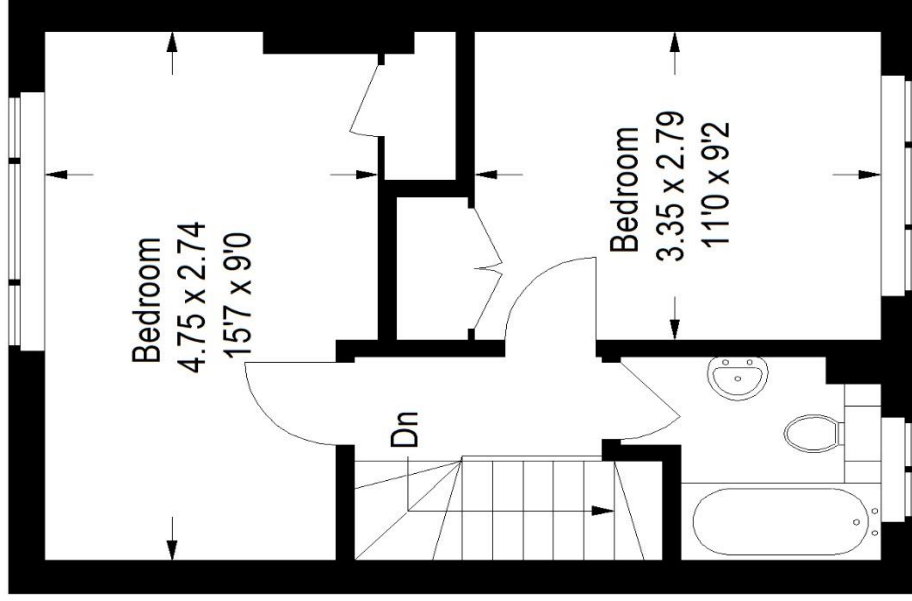
Floorplan

Longfield Crescent, SE26

Approximate Gross Internal Area
Second Floor = 33.6 sq m / 362 sq ft
Third Floor = 33.1 sq m / 356 sq ft
Total = 66.7 sq m / 718 sq ft



Second Floor



Third Floor

 = Reduced headroom below 1.5 m / 5'0

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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	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

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