



Venner Road, SE26
£450,000

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In general

- Beautifully presented Victorian conversion
- 737 sq ft/68.5 sq mtr
- Period detailing
- South west facing garden
- Cellar
- Close to both Penge East and Sydenham rail
- Green open spaces close by
- Share of freehold
- Potential to extend STP
- Chain Free

In detail

A superb and rarely available Victorian conversion with private garden for sale located in one of Sydenham's most desired location, close to good transport links.

Offering 737 sq ft/68.5 sq mtr of accommodation the property is generously proportioned and rivals the space of some two bedroom flats in the area.

Full of charm and beautifully presented, the property offers an impressive 15'2 x 12'6 reception with large bay window fitted with plantation shutters and a beautiful fireplace, a kitchen/dining room, double bedroom and stylish bathroom.

Equally, the rear garden is also a generous size of 46ft and south west facing. Further benefits include cellar.

The space is uncommon for a one bedroom dwelling and as such, is likely to be extremely popular on the open market.

Venner Road is very close to Sydenham and Penge East rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Crystal Palace Park.

EPC: D | Council Tax Band: C | Lease: 990 years | SC: n/a | GR: n/a | BI: £350 pa



Floorplan

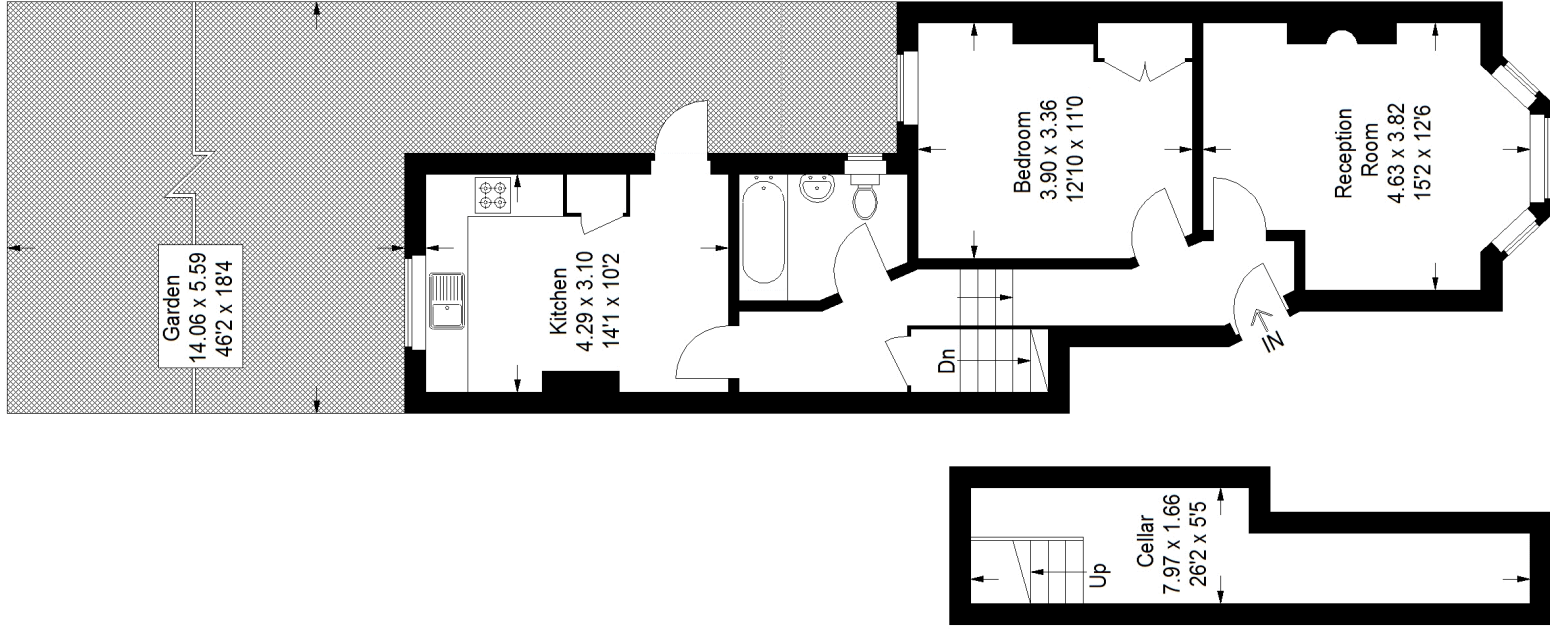
Venner Road SE26

Approximate Gross Internal Area

Cellar = 10.5 sq m / 113 sq ft

Ground Floor = 58.0 sq m / 624 sq ft

Total = 68.5 sq m / 737 sq ft



Cellar

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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