



Venner Road, SE26
£325,000

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In general

- Victorian split level conversion
- 611 sq ft / 56.8 sq mtr
- Stripped wood flooring
- Far reaching views
- Close to Sydenham and Penge East rail
- Communal gardens

In detail

A sizeable split level one bedroom Victorian flat for sale on Venner Road, close to both Sydenham Overground and Penge East rail.

Architecturally, the building is impressive, four storey's with beautiful detailing and the location is prime.

This particular flat enjoys superb views being the top floor and as such is bright and airy.

The reception is a good size and allows for lounging and dining, has lovely stripped wood flooring and a bay window which is perfect for taking in the views.

The kitchen is well equipped and has a charming porthole window to the front. To the rear of the flat there is a generous sized double bedroom and a bathroom.

Further benefits include use of a communal garden.

Located on the no through end of Venner Road, the property is well located for access to numerous coffee shops, restaurants, pubs and green open spaces including Crystal Palace Park.

EPC: C | Council Tax Band: B | Lease: 166 Years | SC: tbc | GR: £150 | BI: £150



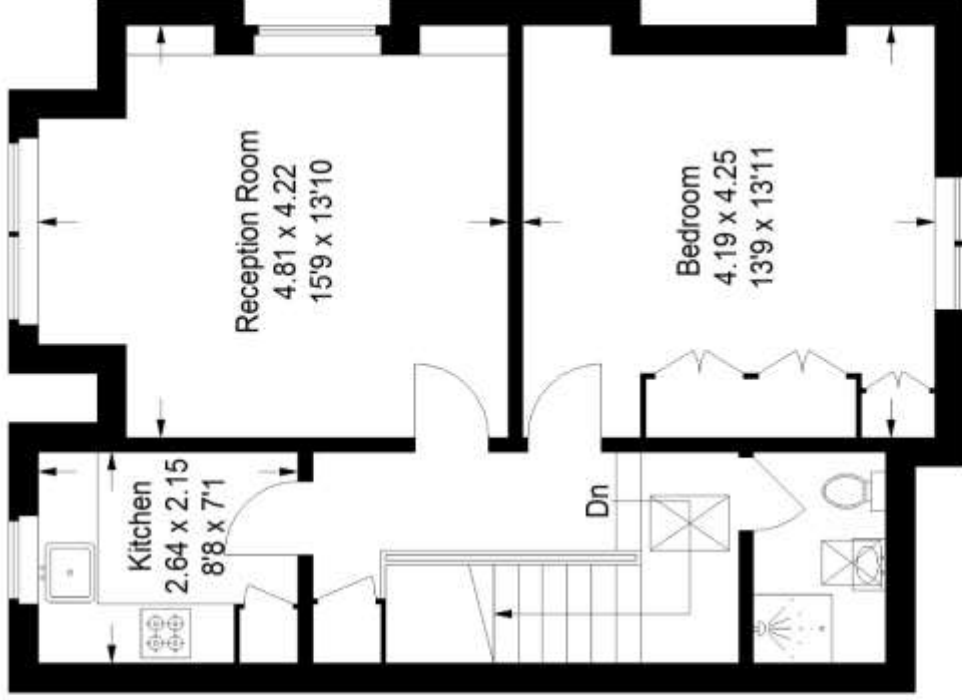
Floorplan

Venner Road, SE26

Approximate Gross Internal Area
 Ground Floor = 1.7 sq m / 18 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Total = 56.8 sq m / 611 sq ft



First Floor



Second 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	79 C	80 C
55-68	D		
35-54	E		
21-34	F		
1-20	G		

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