

Coniston Court, SE26
Guide £425,000 - £450,000

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In general

- Surrounded by leafy views
- Superb living accommodation
- Reception and dining room of 24'3 ft
- Two double bedrooms with storage
- Private south facing balcony
- Communal gardens
- Allocated parking

In detail

A superb first floor apartment offering attractive lateral living space of 777 sq ft, private outside space and off street parking, all within a highly sought after location in Sydenham.

Situated in the Lawrie Park Triangle with direct access onto a private south facing balcony, this bright dual aspect apartment is enveloped by lush greenery, natural light and is very well connected being within close proximity of several transport links.

The spacious accommodation is arranged on the first floor and is particularly well proportioned, comprising a superb living room, leading onto a dining room, both illuminated by the large, almost, floor to ceiling windows.

The kitchen is contemporary and stylish with cleverly designed cabinetry concealing necessities and maximising space. The bathroom has also been thoughtfully executed and decorated to provide a bath and a walk in shower, utilising a tranquil colour palette.

Both bedrooms are doubles and both benefit from fitted storage.

Coniston Court is a popular development located opposite the Sydenham Tennis Club and is close to Crystal Palace Park and numerous transport links including Penge West, Penge East, Sydenham rail and also convenient for the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham.

EPC: C | Council Tax Band: C | Lease: 88 Years remaining | SC: £1,6000 pa | GR: n/a | BI: tbc

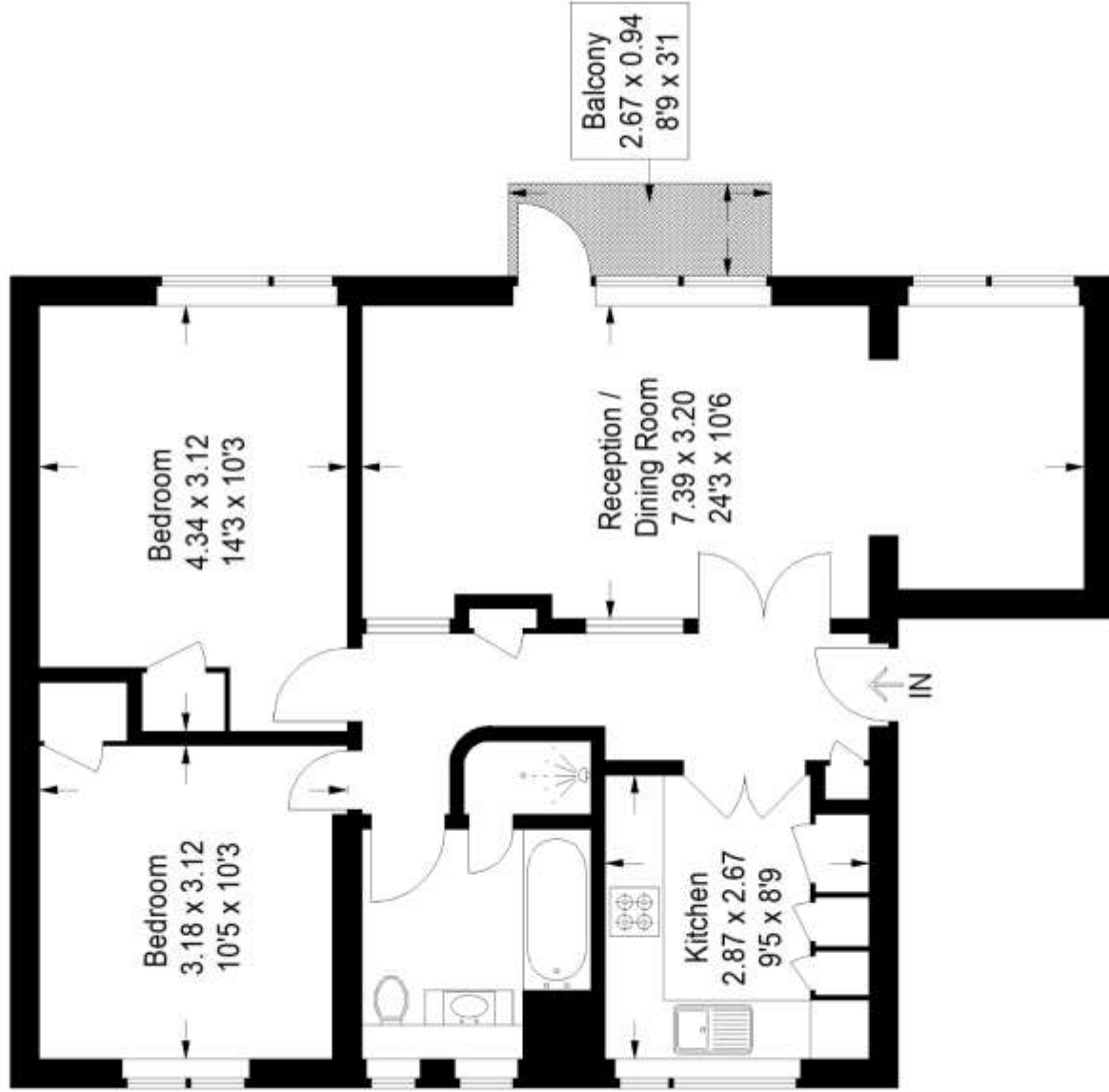


Floorplan

Coniston Court, SE26

Approximate Gross Internal Area

72.2 sq m / 777 sq ft



First 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		
55-68	D	56 D	60 D
39-54	E		
21-38	F		
1-20	G		

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