



Tredown Road SE26
OIEO £475,000

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In general

- Two bedrooms
- Two bathrooms
- 910 Sq Ft/ 84.6 sq m
- Full height attic storage
- Split level
- Period features
- Ideal location
- Period conversion

In detail

A superb two double bedroom, two bathroom, split level Victorian conversion flat, located on a sought after residential street in Sydenham, close to green open spaces and great transport links.

This impressive property of 910 sq ft, provides characterful and spacious accommodation over two floors, beautifully presented and ready for an incoming purchaser to enjoy immediately. Comprising a 17'1ft reception room with solid oak floor, a high gloss kitchen/dining room with timber work surface, luxurious bathroom with roll top bath, modern shower room and two good sized bedrooms

Further benefits from an abundance of period features such as high ceilings, feature fireplace, large sash windows as well as two skylights flooding the property with natural light & sizeable attic storage.

Tredown Road is a convenient location for those who enjoy a short commute; being closely located to both Penge East (Victoria) and Sydenham (Overground). The property is also close to local shops, cafes and restaurants and leisure facilities, including Alexandra, Mayow and Crystal Palace Parks

EPC: E



Floorplan

Tredown Road SE26

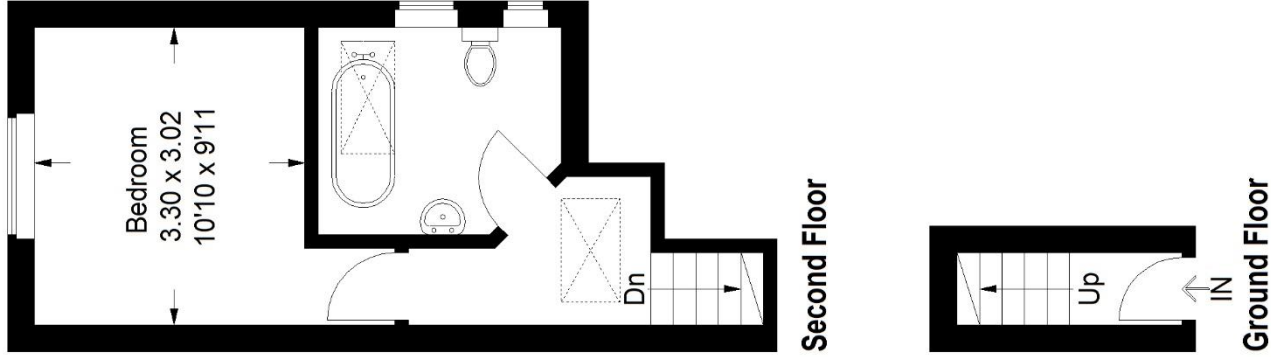
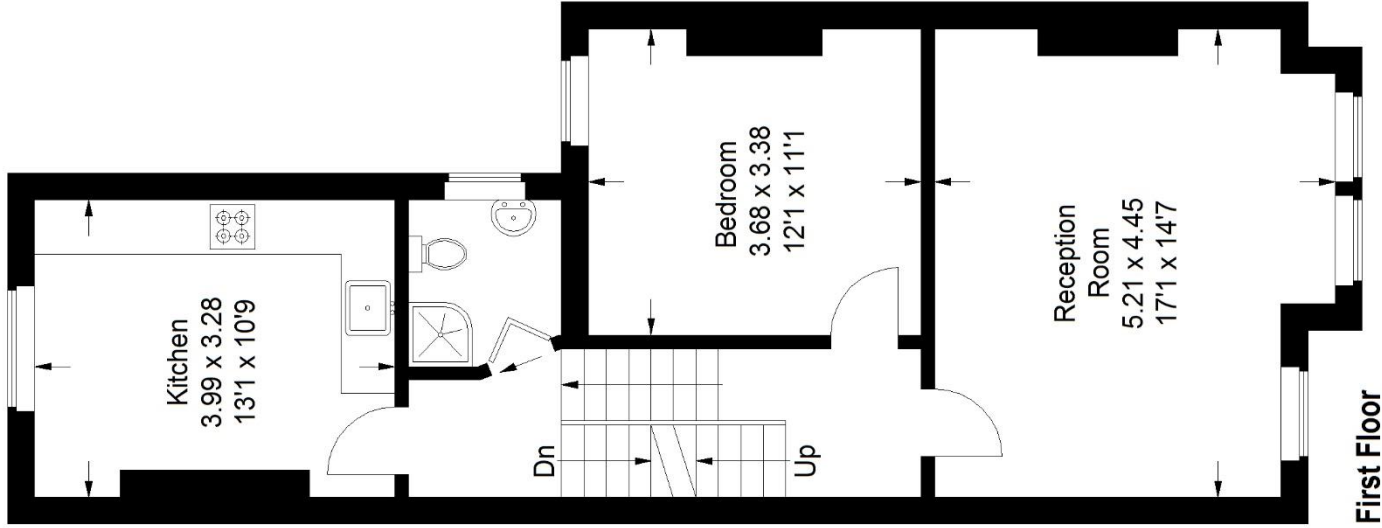
Approximate Gross Internal Area

Ground Floor = 1.9 sq m / 20 sq ft

First Floor = 61.0 sq m / 656 sq ft

Second Floor = 21.7 sq m / 234 sq ft

Total = 84.6 sq m / 910 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		
		54 E	77 C

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