



Trewsbury Road, SE26  
£450,000

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# In general

- Substantial Victorian conversion
- Reception room of over 18ft
- Two double bedrooms
- Kitchen
- Bathroom with separate shower
- Well presented
- Sought after location
- Close to transport links
- Shared off street parking
- Loft has scope for conversion

# In detail

An elegant two double bedroom Victorian conversion for sale on this highly regarded road in Sydenham. Architecturally this semi detached (circa1900) building is substantial and imposing. Set back from the road the approach is impressive and aesthetically pleasing.

Comprising a wonderful reception to the front just shy of 19ft with a wide bay window, high ceilings and beautiful period detailing. The kitchen is well appointed with ample storage and work surfaces.

There is a generous master bedroom of 16'8 x 10'5 with fitted storage, a further double bedroom and a smart family bathroom with separate shower cubicle.

In summary the property is beautifully presented, effortlessly blending Victorian charm with contemporary finishing and located in a sought after location. Trewsbury Road is situated within easy access of Sydenham, Lower Sydenham and Penge East stations making this an ideal location for commuters.

EPC: D | Council Tax Band C | Lease: 95 years remaining | SC: £138PA | GR: £10PA





# Floorplan

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Approximate Gross Internal Area  
Ground Floor = 2.3 sq m / 24 sq ft  
First Floor = 84.6 sq m / 911 sq ft  
Total = 86.9 sq m / 935 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	78   C
39-54	E		
21-38	F		
1-20	G		

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