



Sycamore Grove SE20
£390,000

0208 702 9333
pedderproperty.com

pedder



In general

- Two double bedroom maisonette
- Private garden and balcony
- No onward chain
- Quiet location
- Private entrance
- 999 year lease

In detail

A very well presented two double bedroom split level maisonette forming a quiet residential development and available for sale with no onward chain.

This spacious property is accessed via a private entrance and benefits from an extended lease of 999 years.

The light and bright accommodation boasts a generous reception room with direct access to a balcony and a recently upgraded bathroom with aquamarine tiling.

Other notable features include two well proportioned bedrooms, fitted and attic storage, a separate kitchen, and fresh decor.

Externally there is a private garden with a shed and bike hook (ideal for cyclists), and allocated parking.

Sycamore Grove is well placed for Crystal Palace Park and various amenities on Anerley Parade, also both Anerley and Penge West rail links, as well as the Crystal Palace Triangle.

EPC: C | Council tax band: C | Lease: 999 years remaining (on completion) | SC: N/A | GR: N/A



Floorplan

Sycamore Grove, SE20

Approximate Gross Internal Area

Ground Floor = 4.8 sq m / 52 sq ft

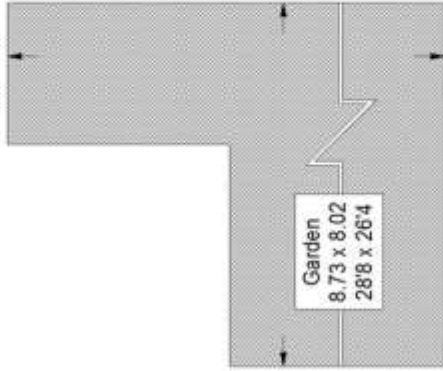
First Floor = 37.3 sq m / 401 sq ft

Second Floor = 27.4 sq m / 295 sq ft

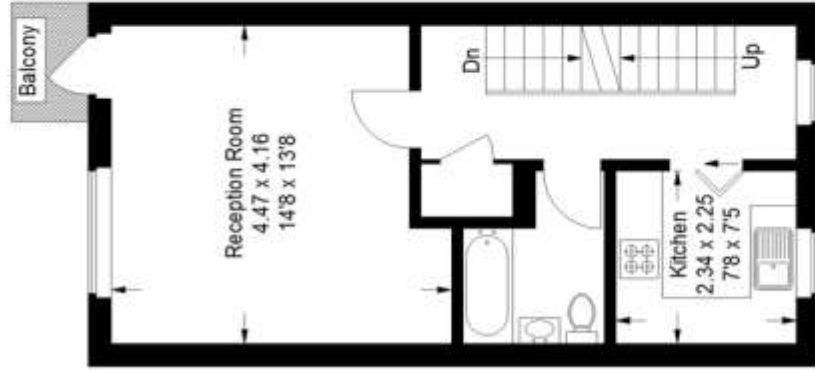
Total = 69.5 sq m / 748 sq ft



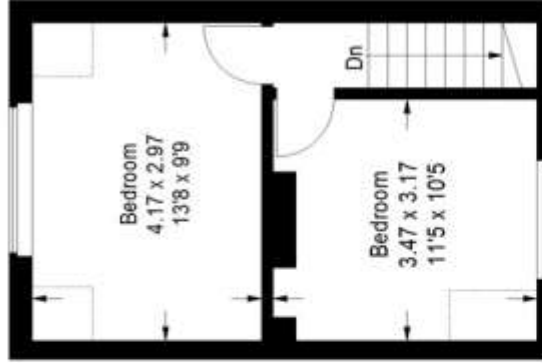
Ground Floor



Garden
8.73 x 8.02
28'8" x 26'4"



First Floor



Second Floor

□ = Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
91+	A		
81-90	B		
61-80	C	11 C	77 C
55-60	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2022
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.