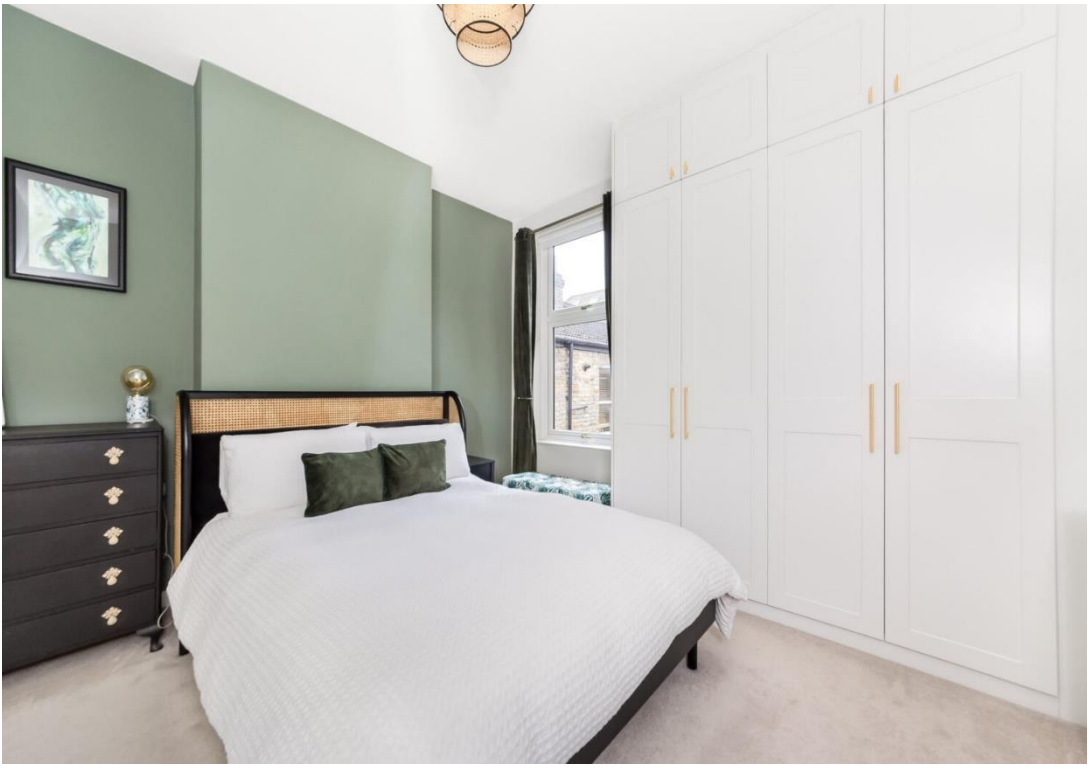




Niederwald Road, SE26  
Guide £550,000-£565,000

0208 702 9777  
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# In general

- Stunning Edwardian apartment
- Beautifully finished kitchen / dining room
- Reception with bay window
- Original wood flooring
- Double glazed throughout
- Two double bedrooms plus study
- Very close to Mayow Park
- Private West Facing Garden

# In detail

A stunning and beautifully presented three bedroom first floor apartment with private west facing garden, positioned close to Mayow Park, great local amenities and transport links.

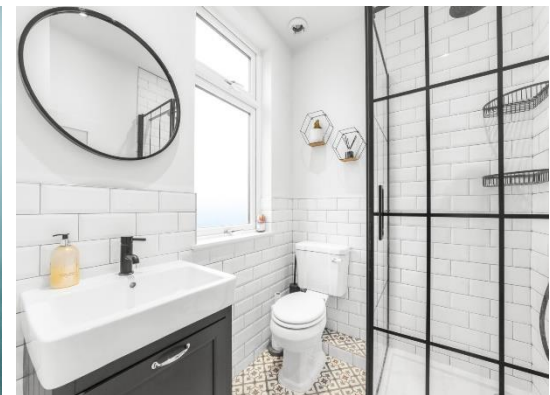
The apartments on Niederwald Road are gorgeous Edwardian buildings, defined by their beautiful entrances and ornate stained glass double doors as well as stunning original features internally, generous proportions and high ceilings, creating a sense of volume.

Split level, this property comprises a grand reception to the front with honey stained original floor boards, large bay window and a simple elegant fireplace, a kitchen /dining room which has been finished in a combination of soft dusky pink tiling, grey cabinetry and brushed gold fittings providing an inviting space to socialise and entertain, to the rear is a stylish and contemporary shower room followed by an internal staircase leading down to the private garden.

The property also offers two double bedrooms and a third bedroom which lends itself well to a study. The west facing landscaped garden provides the perfect space to BBQ, lounge and take in the views of established and mature planting beyond.

Enviably located within moments of the wonderful open spaces of Mayow Park, where you will also find a Brown and Green café and numerous sports activities, the location also provides easy access to transport links including Sydenham Overground, Lower Sydenham and several bus route.

EPC: C | Council Tax Band: C | Lease: 943 Years Remaining | SC: £0 | GR: £1.00 | BI: £386.80



# Floorplan

**Niederwald Road, SE26**

Approximate Gross Internal Area

Ground Floor = 4.7 sq m / 51 sq ft

First Floor = 78.6 sq m / 846 sq ft

Total = 83.3 sq m / 897 sq ft



 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**

**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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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