



Kingsthorpe Road, SE26
£575,000

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In general

- Private west facing garden
- Edwardian conversion
- Beautifully presented
- Two double bedrooms
- Bathroom and ensuite shower room
- Split level
- High specification
- Thorpe Estate Conservation area
- Very close to Mayow Park and Sydenham Overground
- No chain

In detail

A beautifully presented Edwardian conversion with private garden located within the highly sought after Thorpe Conservation Area in Sydenham, close to Mayow Park, great transport links and a wealth of amenities.

This elegant apartment offers the perfect blend of characterful and contemporary finishes, showcasing some beautiful period detailing whilst also enjoying modern upgrades. Having been thoughtfully designed and executed, the property is finished in a muted palette creating an atmosphere which is at once welcoming.

Enjoying a large double bedroom to the front which benefits from a wall of fitted wardrobes, providing excellent storage, and three gorgeous double glazed sash windows which illuminates the space, the second double bedroom also has storage and a fresh modern ensuite shower room.

Positioned to the rear, the living space is generous providing a comfortable lounge area with space to relax, dine and host followed by a step down into the contemporary kitchen which benefits from a range of white gloss units providing maximum storage, whilst also maintaining a clean aesthetic.

The west facing rear garden is full of perennials, herbaceous beds and borders, mature shrubs and trees. A flagstone patio provides superb space to entertain, enjoy a BBQ with friends, or simply relax and take in the surrounding green views.

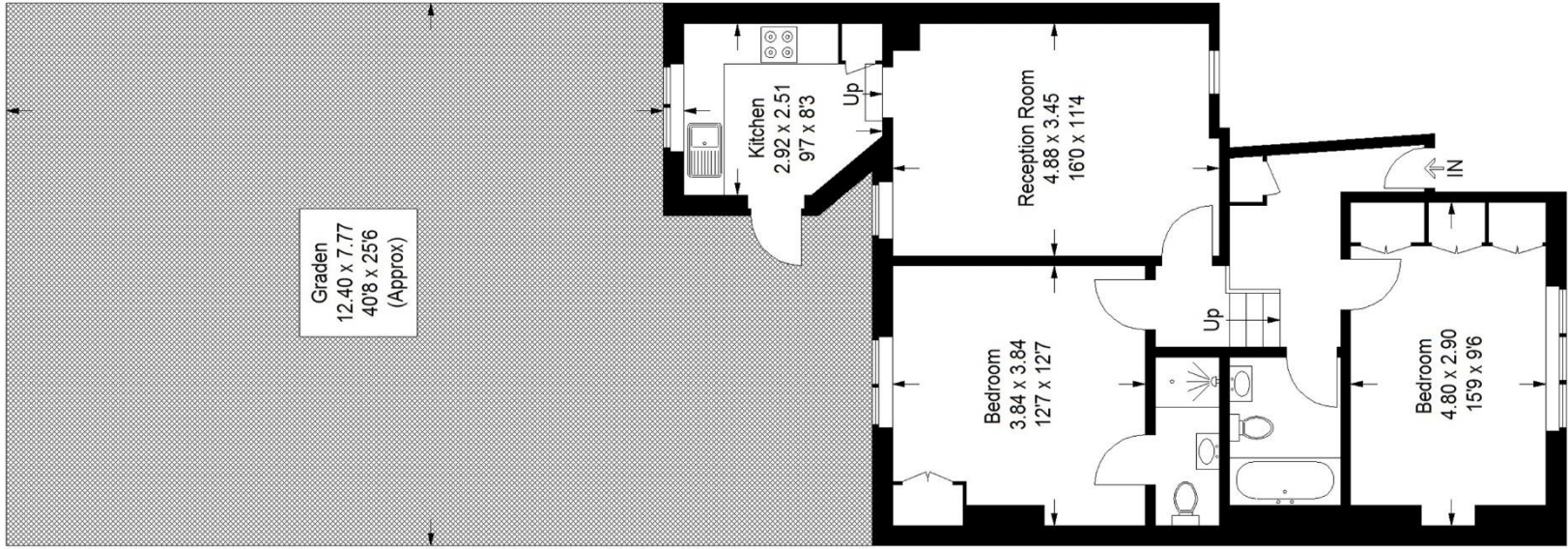
EPC: D | Council Tax Band: C | Lease: 995 Years Remaining | SC: £0 | GR: £0 | BI: £450.00



Floorplan

Kingsthorpe Road, SE26

Approximate Gross Internal Area
68.9 sq m / 742 sq ft



Ground 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	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

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