



Newlands Park, SE26
£550,000

0208 702 9777
pedderproperty.com

pedder



In general

- Beautifully presented ground floor apartment
- Two double bedrooms with fitted Sharps wardrobes
- Period features throughout
- Large reception with bay window and shutters
- Stripped floorboards
- Bathroom
- Utility room
- Modern fitted kitchen diner
- Private south west facing garden
- Excellent location with two stations and highstreet

In detail

Set within a handsome Victorian red brick building is this immaculate ground floor apartment, with direct access to a private south west facing garden, moments from excellent transport links and green open spaces.

The spacious reception room, measuring 15ft x 13ft, characterised by the high ceilings, cast iron fireplace and plantation shutters which beautifully frame the broad bay window.

The large kitchen diner is well arranged with ample storage, whilst also allowing space for a lovely dining area, ideal for entertaining and socialising. There are two bedrooms, both benefiting from Sharps fitted storage and a family bathroom.

The private rear garden is south west facing, low maintenance and evergreen, providing an idyllic spot to entertain or simply relax. A wall of sweet jasmine comes into bloom in the warmer months and the edges are filled with established shrubs which provide a lovely green backdrop.

This location is moments from a wealth of leisure and shopping amenities as well as easy access to both Sydenham Overground and Penge East for fast connections to London Bridge, London Victoria, London Blackfriars and East London.

The apartment is within close proximity to Crystal Palace Park, the bustling triange and Beckenham Place Park for open air swimming and food markets.

EPC: D | Council Tax Band: C | Lease: 114 Years Remaining | SC: Ad hoc | GR: N/A | BI: £600 pa

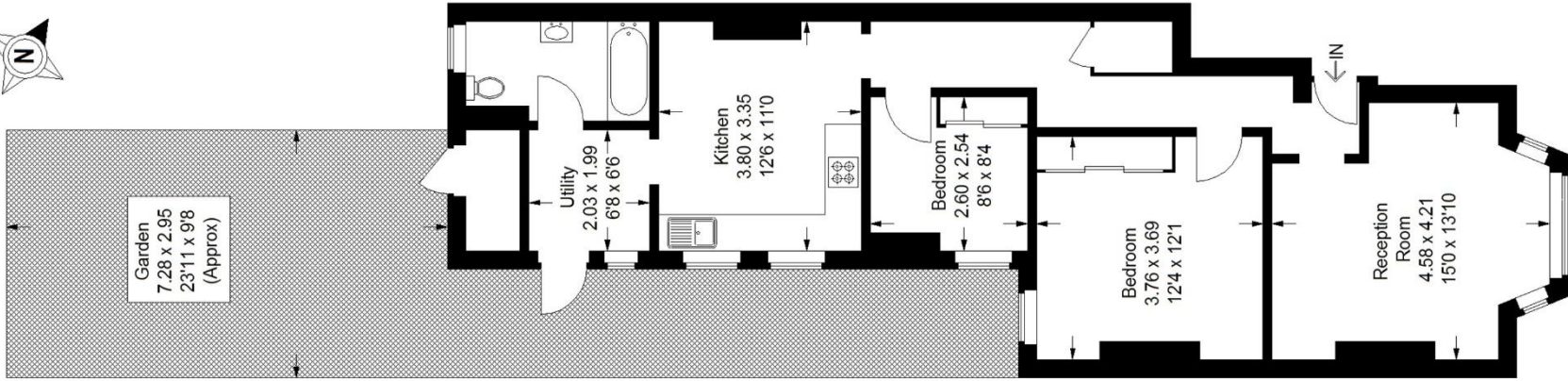


Floorplan

Newlands Park, SE26

Approximate Gross Internal Area

74.9 sq m / 806 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2023
 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	60 D	75 C
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