



Byne Road, SE26  
Offers in excess of £550,000

0208 702 9777  
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# In general

- Beautiful ground floor conversion
- Characterful
- Large reception with fireplace
- Kitchen breakfast room
- Two bedrooms
- Private garden
- Excellent transport links
- Chain free

# In detail

A superb split level Victorian apartment with private garden, in a prime location in Sydenham, very close to Sydenham Overground and plenty of amenities along the high street.

Full of light and charm, the property comprises an impressive 14'4 x 13'2 reception with large square bay window, high ceilings, beautiful honey-stained wood flooring and a pretty fireplace, a kitchen/dining room with plenty of space to entertain plenty of guests, a smart kitchen finished in a dove grey with chunky wood block surfaces, a master bedroom with fitted storage and a second bedroom which works well for guests or a work space.

To the rear is a peaceful low maintenance garden, with a 31'4ft stretch of "lawn" and large deck capturing the evening sun.

Byne Road sits within easy reach of both Penge East (London Victoria) and Sydenham Overground. Also very close by are plenty of independent restaurants and pubs, green open spaces including Crystal Palace, Mayow and Wells park, and a wonderful community; all the things that this part of South East London is known and loved for.

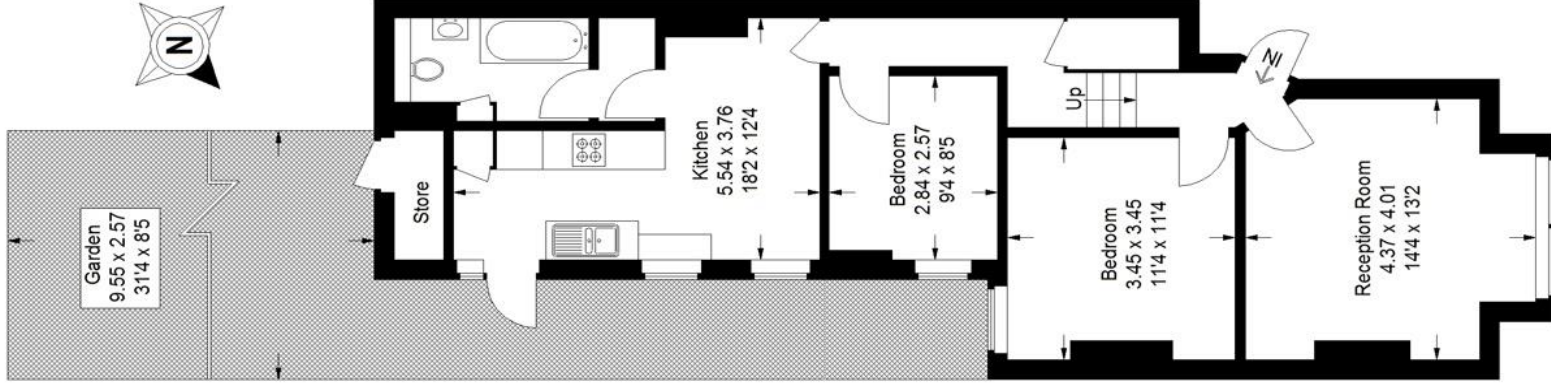
EPC: TBC | Council Tax Band: C | Lease: TBC Years Remaining | SC: TBC | GR: TBC | BI: TBC



# Floorplan

## Byne Road SE26

Approximate Gross Internal Area  
70.1 sq m / 754 sq ft



## Ground Floor

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