



Venner Road, SE26
£550,000

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In general

- Super split level apartment
- 1,195 sq ft / 111 sq mtr
- Great living space
- Kitchen / dining room
- Three double bedrooms
- Bathroom and shower room
- Landscaped private garden
- Excellent transport links
- Off street parking

In detail

A superb split level Victorian apartment of 1,195 sq ft with private garden, enviably located close to excellent transport links, coffee shops, a wealth of shopping facilities and green open spaces.

This light filled, characterful and inviting home unfolds over two floors and provides unusually generous proportions, sun drenched living space and wonderfully high ceilings.

Recently refreshed throughout the accommodation is well arranged and comprises a reception of 18'8 x 13'3 ft with a large sash bay window, plantation shutters and fireplace, followed by a kitchen / breakfast room, bathroom and double bedroom.

Upstairs are a further two double bedrooms and a shower room.

To the rear the owners have created a beautifully landscaped and inviting garden. Designed to encourage relaxation, entertaining and play, there is a large raised terrace to the rear with woodland trees beyond providing a green backdrop, a large lawned area and established borders.

This location is moments from a wealth of leisure and shopping amenities as well as easy access to both Sydenham Overground and Penge East (London/Victoria).

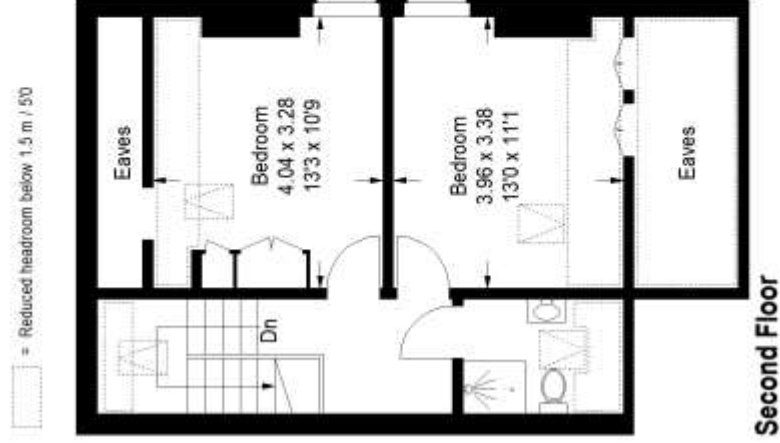
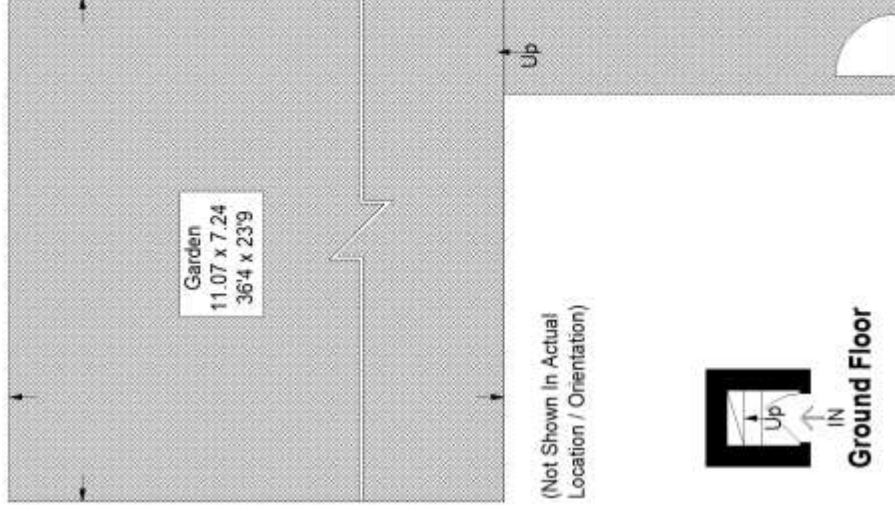
EPC: tbc | Council Tax: C | Lease: 170 years remaining | SC: £500 pa | GR: £100 pa | BI: Inc in SC



Floorplan

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Approximate Gross Internal Area
Ground Floor = 0.84 sq m / 9 sq ft
First Floor = 70.4 sq m / 758 sq ft
Second Floor (Excluding Eaves) = 39.8 sq m / 428 sq ft
Total = 111.0 sq m / 1195 sq ft



= Reduced headroom below 1.5 m / 5'0"

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 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.

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