



Venner Road, SE26  
GUIDE £375,000 - £400,000

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# In general

- Victorian Conversion
- Private Garden
- Two double bedrooms
- Private entrance
- Kitchen
- Bathroom
- No onward chain

# In detail

A superb two bedroom Victorian apartment of 746 Sq Ft / 69.3 Sq mtr with private garden, enviably located close to excellent transport links, coffee shops, a wealth of shopping facilities and green open spaces.

The property would benefit from a cosmetic uplift but the proportions are fantastic and its close proximity to the train links makes it an excellent first home or investment flat.

Comprising a generous reception with large square bay window, two double bedrooms, kitchen and bathroom. To the rear is direct access to the private garden which also benefits from side access for bicycles and garden waste. There is also a front garden included with the property.

This property would suit those who enjoy being close to open green spaces with Alexandra Recreation Ground, Crystal Palace Park and Mayow Park all close by as well as access to several modes of transport including Penge East and Sydenham rail.

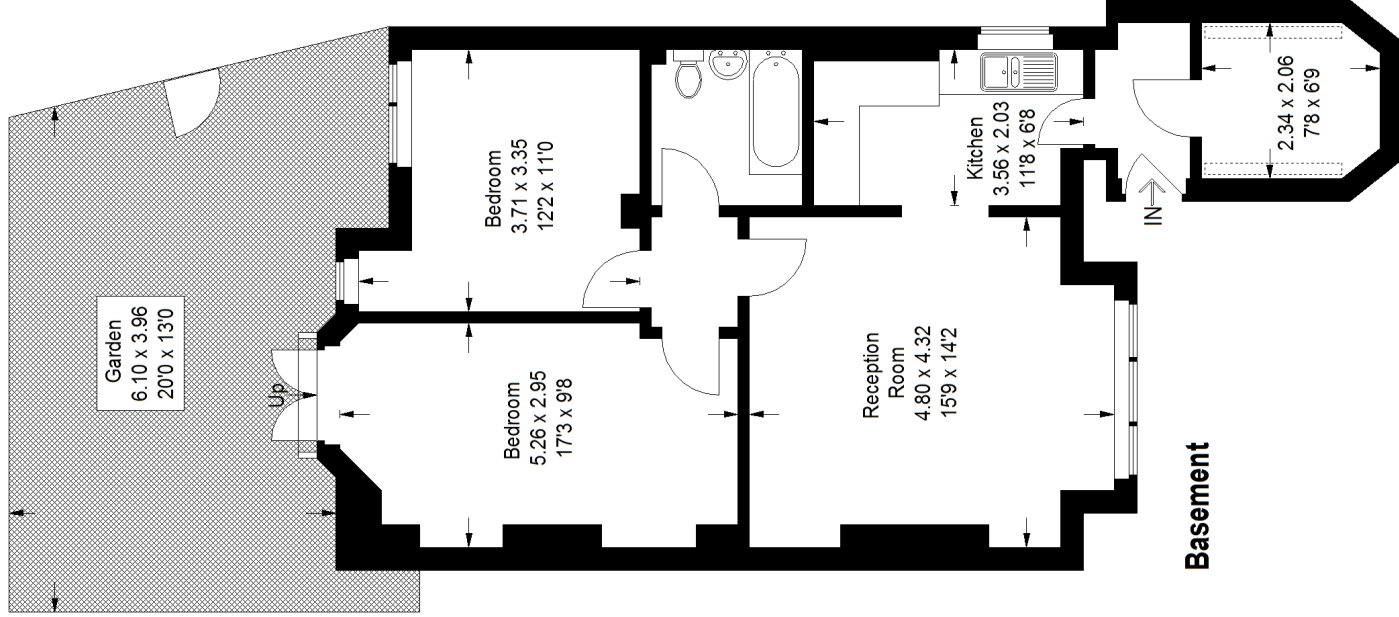
EPC: D | Council Tax Band: C | 125 years Lease remaining | SC: £1,200pa | GR: Peppercorn | BI: tbc



# Floorplan

Venner Road, SE26

Approximate Gross Internal Area  
69.3 sq m / 746 sq ft



--- = Reduced headroom below 1.5 m / 5'0"

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 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	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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