



Collingtree Road SE26  
Offers in excess £350,000

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# In general

- Superb 1930's Maisonette
- Private south facing garden
- Well proportioned, generous accommodation
- Reception with bay window
- Beautifully presented
- One double bedroom
- Stylish and contemporary bathroom
- No onward chain

# In detail

This charming ground floor maisonette enjoys a private south facing garden, conveniently located close to excellent transport links and a wealth of amenities on the high street.

Built between 1919 and 1939, these properties offer some very attractive features including wide and generous proportions, a private entrance and private garden.

This characterful property enjoys light, bright and well balanced accommodation and comprises, a large reception with bay window, a stylish and contemporary kitchen, a double bedroom and ensuite bathroom. The property also benefits from wood flooring throughout.

The rear garden is delightful, providing a tranquil retreat and a perfect spot for alfresco dining, or a morning coffee, on the raised terrace.

Collingtree Road is the ideal spot for those who enjoy a residential location, and being very well connected. Sydenham Overground is moments away, as are a variety of cafés, restaurants and shopping facilities. Also enviably close are several green open spaces including Mayow Park and Crystal Palace Park.

EPC: D | Council Tax Band: B | Lease: 136 years | SC: n/a | GR: £300 pa | BI: £1,037 pa

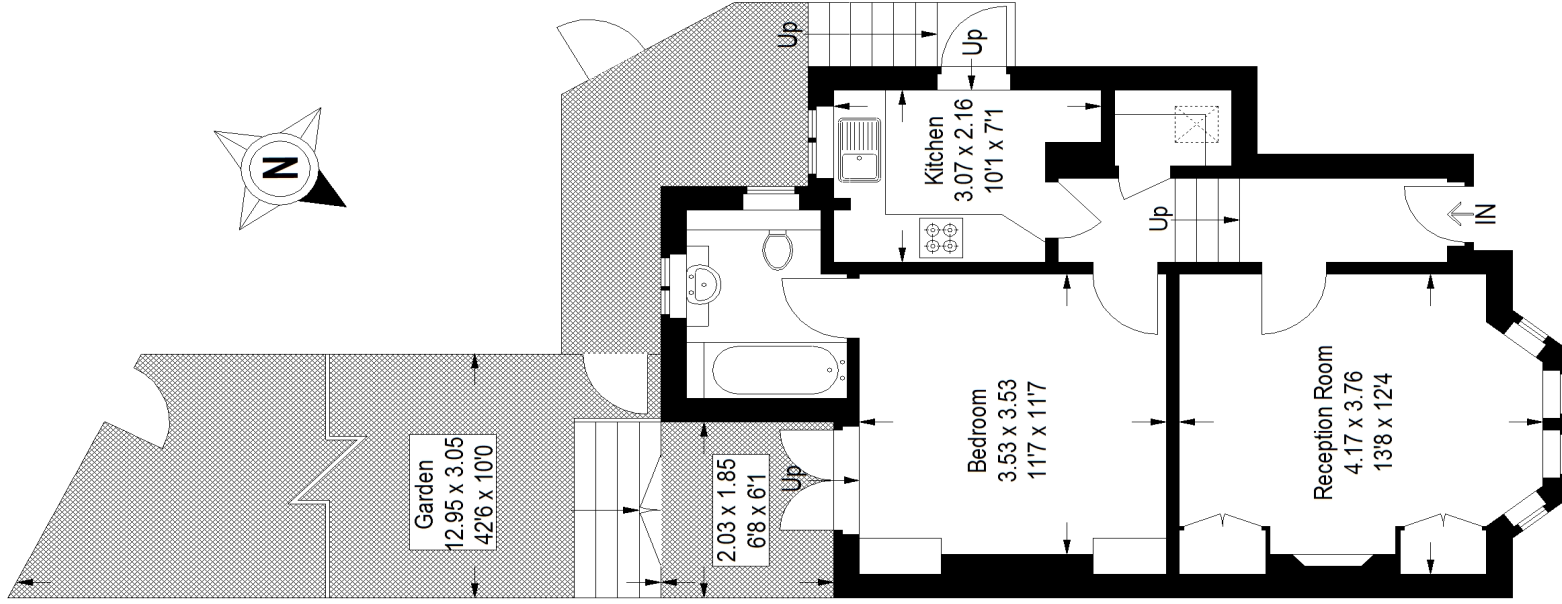


# Floorplan

Collingtree Road, SE26

Approximate Gross Internal Area

47.2 sq m / 508 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		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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