



Niederwald Road, SE26
£475,000

0208 702 9777
pedderproperty.com

pedder



In general

- Edwardian apartment
- Large, light filled reception
- Kitchen / dining room
- Three bedrooms
- Private west facing garden
- Chain free
- Moments from Mayow Park
- Excellent transport links

In detail

A superb three bedroom first floor apartment with private west facing garden, positioned close to Mayow Park, great local amenities and transport links.

The apartments on Niederwald Road are gorgeous Edwardian buildings, defined by their beautiful entrances and ornate stained glass double doors as well as generous proportions and high ceilings, creating a sense of volume.

Split level, this property comprises a grand reception to the front with large bay window, a kitchen /dining room providing an inviting space to socialise and entertain, to the rear is a utility area and shower room followed by an internal staircase leading down to the private garden.

The property also offers two double bedrooms and a third bedroom which lends itself well to a study.

The west facing garden provides the perfect space to BBQ, lounge and take in the views of established and mature planting beyond.

Enviably located within moments of the wonderful open spaces of Mayow Park, where you will also find a Brown and Green café and numerous sports activities, the location also provides easy access to transport links including Sydenham Overground, Lower Sydenham and several bus route.

EPC: D | Council Tax Band: C | Lease: 90 Years Remaining | SC: £0 | GR: £250 | BI: £900



Floorplan

Approximate Gross Internal Area
82 Sq M/889 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 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 does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.