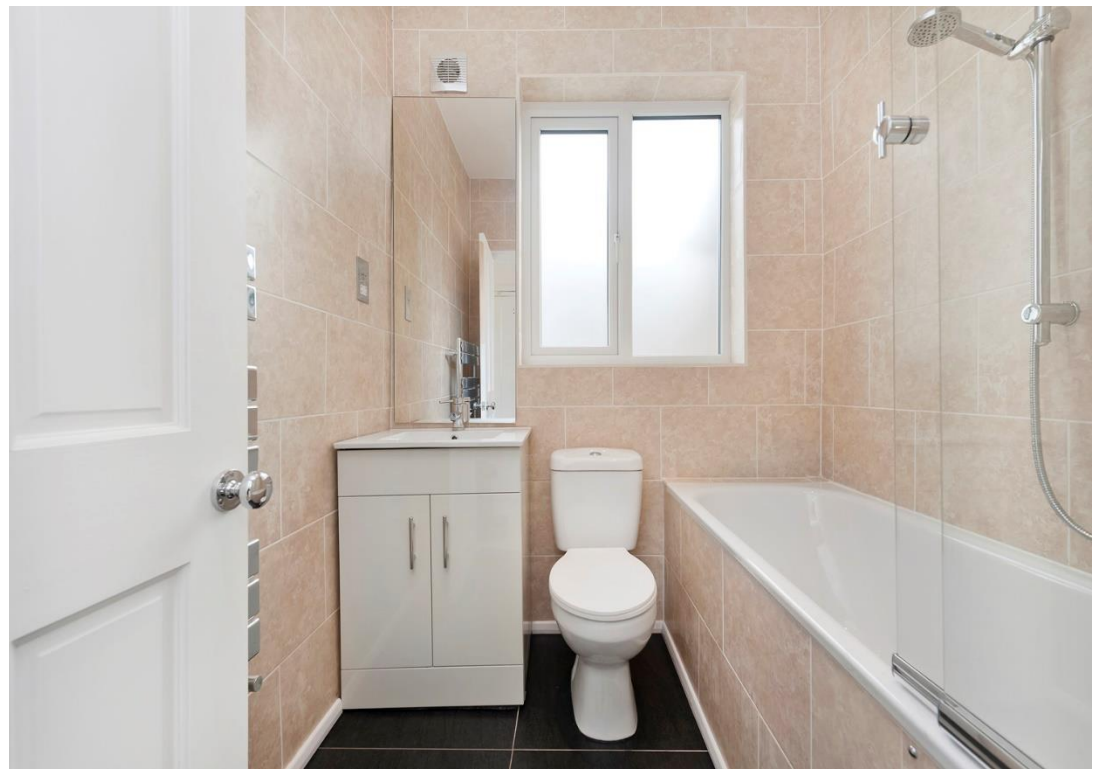




Collingtree Road, SE26  
Guide £425,000 - £450,000

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# In general

- Light filled accomodation
- Two double bedrooms
- Great entertaining space
- Split level, first floor maisonette
- Private south facing garden
- No onward chain

# In detail

\*\* Guide Price £425,000 - £450,000 \*\* A superb, light filled two double bedroom maisonette, with private south garden, close to Sydenham Overground, a lovely selection of coffee shops, shopping and leisure facilities, and green open spaces.

Built between 1919 and 1939 these properties are particularly appealing due to their well-proportioned rooms, private gardens and independent entrances, making them a great choice for those who are looking for a property which ticks all the boxes.

Occupying the first floor, the property enjoys a generous reception with bay window, contemporary fitted kitchen with ample storage, two double bedrooms and a bathroom.

To the rear is a delightful south facing garden, which overlooks Kirkdale Green, providing a tranquil retreat and a perfect spot for alfresco dining, or a morning coffee.

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

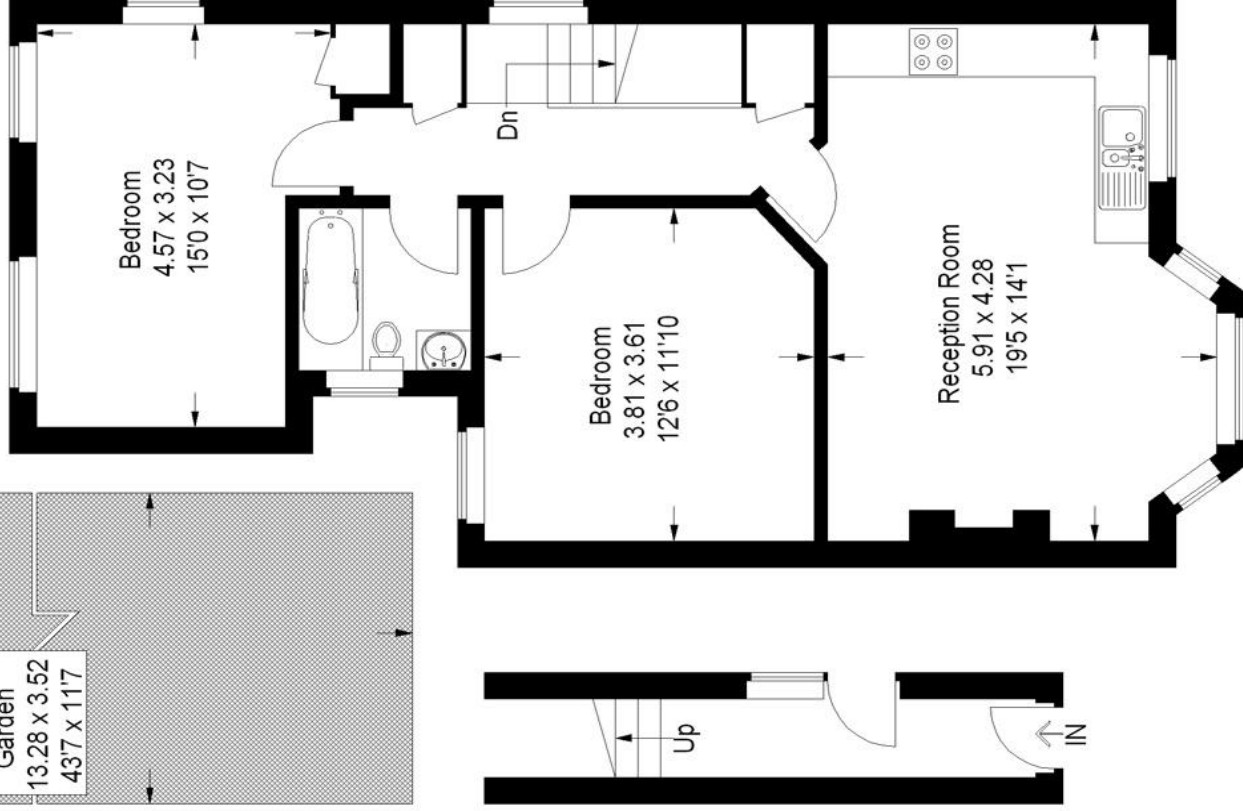
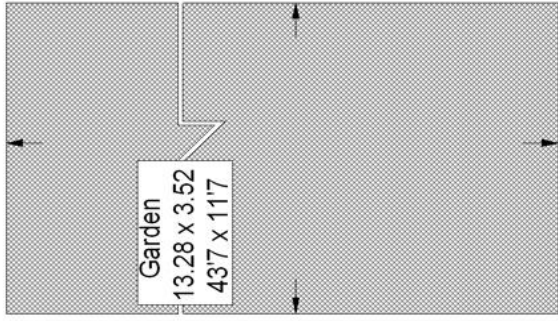
EPC: D | Council Tax Band: C | Lease: TBC Years Remaining | SC: TBC | GR: TBC | BI: TBC



# Floorplan

## Collingtree Road, SE26

Approximate Gross Internal Area  
 Ground Floor = 5.8 sq m / 62 sq ft  
 First Floor = 66.4 sq m / 715 sq ft  
 Total = 72.2 sq m / 777 sq ft



Ground Floor

First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	51 D	71 C
39-54	E		
21-38	F		
1-20	G		

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