



Trewsbury Road, SE26
OIEO £585,000

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In general

- Superb space
- Private entrance
- Private garden
- Two / Three bedrooms
- Off street parking
- Excellent transport links

In detail

A spacious three double bedroom Victorian maisonette with private section of garden, enviably located close to several green open spaces, excellent transport links and a wealth of shopping and leisure facilities.

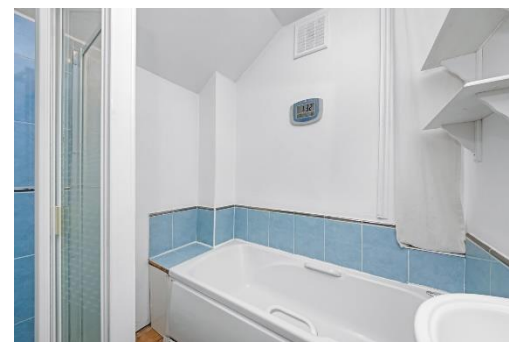
With accommodation of 1,208 sq ft arranged over three floors, the property enjoys space which rivals some houses in the area.

There is a sense of grandeur throughout and excellent proportions in all principle rooms, comprising a wonderful greeting hall, a reception of 17ft 7in with high ceilings, a kitchen/breakfast room and a further reception / dining which can also be used as a third bedroom. Upstairs are two generous double bedrooms.

The property also enjoys the benefit of a private landscaped garden and off street parking to the front.

Trewsbury Road is situated within easy access of Sydenham, Lower Sydenham and Penge East stations making this an ideal location for commuters. An impressive maisonette which really needs to be viewed to be fully appreciated.

EPC: D | Council Tax Band: D | Lease: 107 Years remaining | SC: £175 pa | GR: £10 pa | BI: TBC



Floorplan

Trewsbury Road, SE26

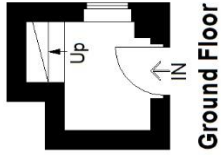
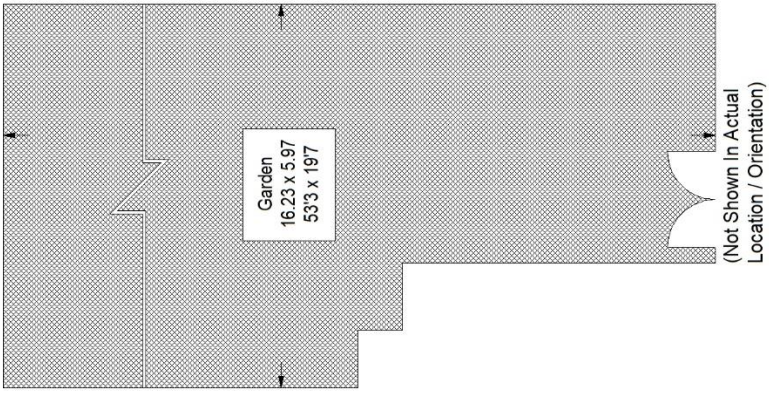
Approximate Gross Internal Area

Ground Floor = 3.0 sq m / 32 sq ft

First Floor = 69.1 sq m / 744 sq ft

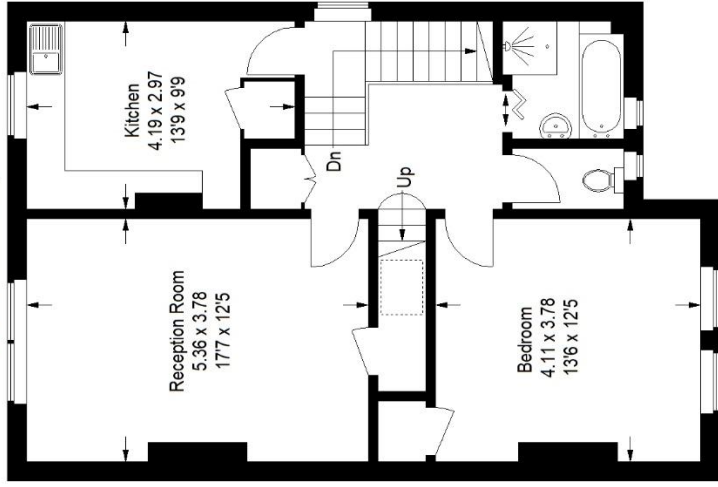
Second Floor = 40.1 sq m / 432 sq ft

Total = 112.2 sq m / 1208 sq ft

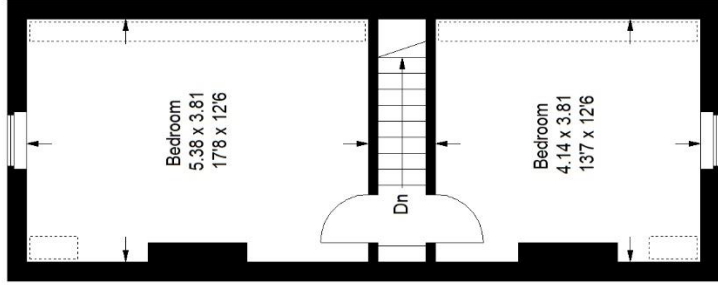


Ground Floor

Reduced Headroom
Below 1.5 M / 50



First Floor



Second 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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