



Longton Grove, SE26  
Offers in excess of £800,000

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# In general

- Mid century home
- Four double bedrooms plus study
- Beautifully remodelled bathroom
- Superb reception
- Downstairs shower room
- Utility room
- Off street parking
- South facing garden

# In detail

A superb example of mid-century modern architecture offering space which is not only generous, but also extremely flexible.

Swathes of glazing throughout the accommodation capture far reaching green views and invite an abundance of natural light on all levels.

Comprising a main reception which is vast yet warm and welcoming, enjoying an elevated view of the rear gardens, a kitchen / dining room with space for a table of six, four double bedrooms, a study, a beautiful bathroom finished in a soft blush with high quality brushed brass fittings, utility room and downstairs shower room.

To the rear is a glorious south facing garden whilst to the front is a valuable off street parking space.

Longton Grove is a broad and leafy residential street, well located for access the lovely open green space of Wells Park and excellent transport links, including Sydenham Overground, Sydenham Hill and numerous bus routes. Kirkdale and Sydenham High Street also offer a wide variety of coffee shops, restaurants and shopping facilities.

EPC: C | Council Tax Band: E





# Floorplan

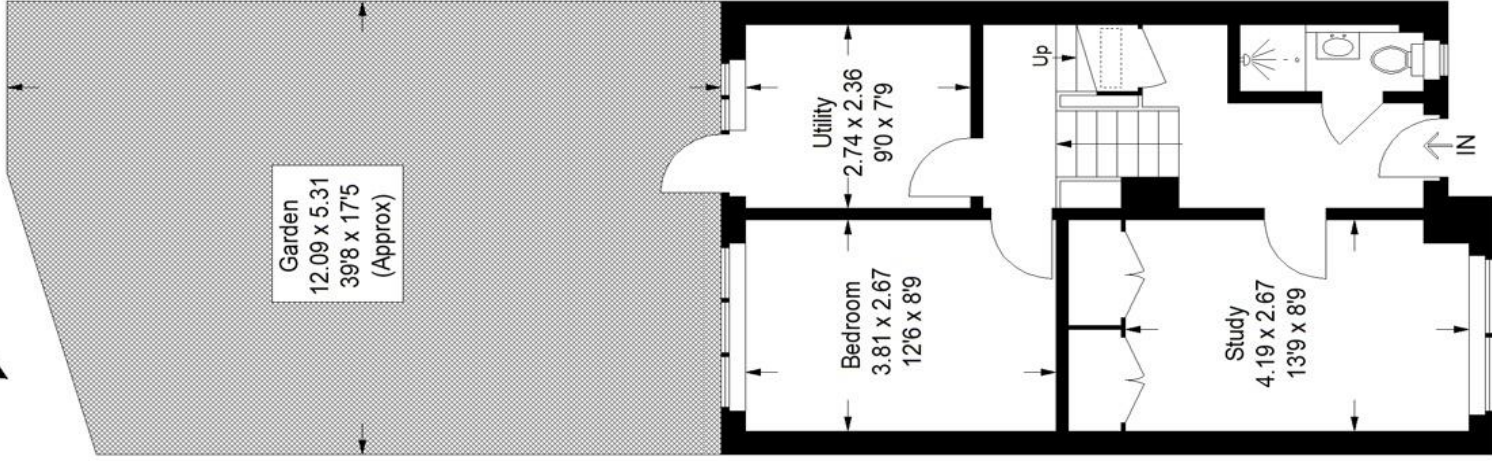
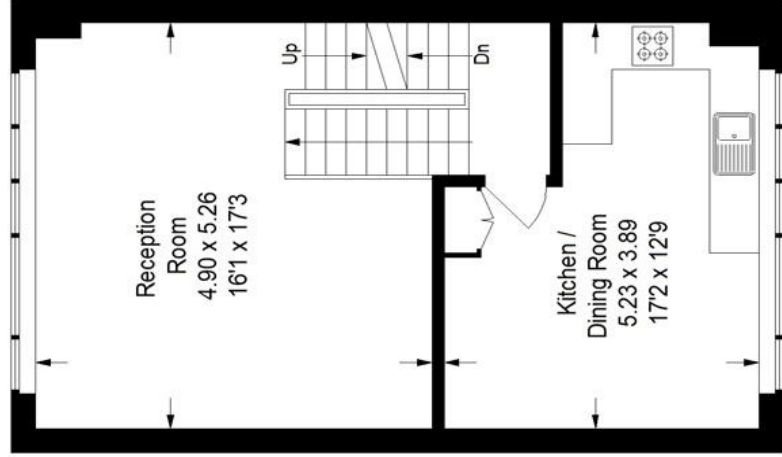
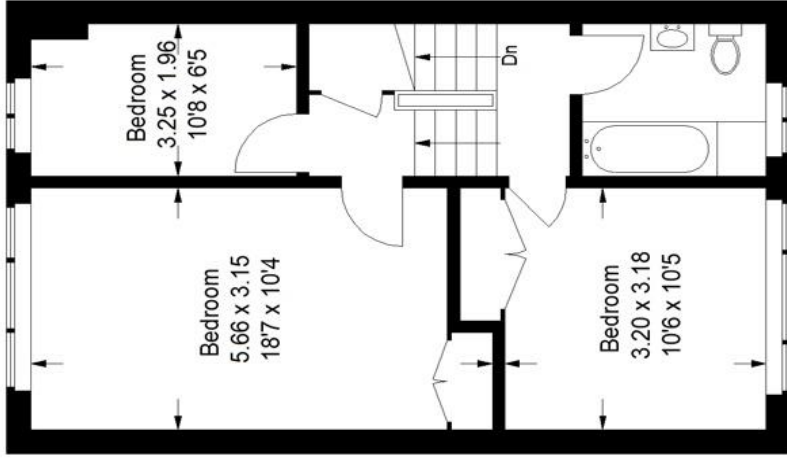
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**Approximate Gross Internal Area**

**137.8 sq m / 1483 sq ft**



 = Reduced headroom below 1.5 m / 5'0"



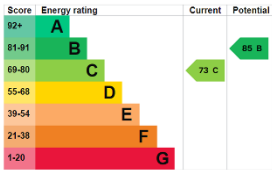
**Ground Floor**

**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.



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