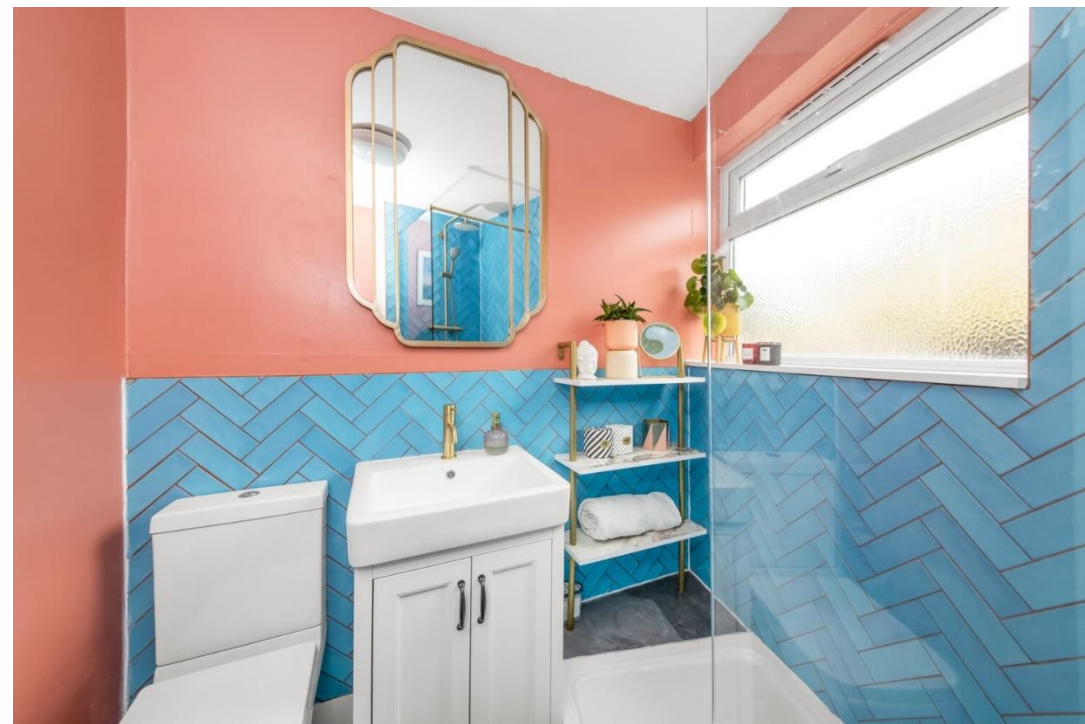




Champion Crescent , SE26  
Guide £375,000 - £400,000

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# In general

- Stunning Victorian conversion
- Private rear garden
- Wonderful high ceilings
- One double bedroom with storage
- Renovated shower room
- Kitchen with stone work surfaces
- Excellent transport links
- Close to Mayow Park
- Share of Freehold

# In detail

This stylish Victorian apartment with a glorious private garden, is located in a highly sought after residential road close to excellent transport links, a vibrant high street and a wealth of amenities.

The space has been enhanced by the current owner, utilising a harmonious colour scheme, high quality materials and signature pieces, injecting atmosphere and character which immediately embraces you.

Comprising a reception with a large bay window and an inviting window seat overlooking the front gardens, a lounge and a dining area providing ample space to relax and entertain, a charming fitted kitchen with stone work surfaces and matt black fittings, a double bedroom finished in a beautiful blush pink with fitted wardrobes and a stunning shower room.

To the rear the low maintenance garden has been landscaped with entertaining and relaxation in mind. A large deck provides the perfect spot to lounge, a patio / BBQ area ideal for evening gatherings, raised flower beds and side access.

Champion Crescent allows for easy access to excellent transport links (Sydenham Overground) and green open spaces, including Mayow Park. Moments away you'll find the vibrant high street with plenty to offer, including numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

EPC: D | Council Tax Band: C | Lease: tbc | SC: ad hoc | GR: n/a | BI: tbc




# Floorplan

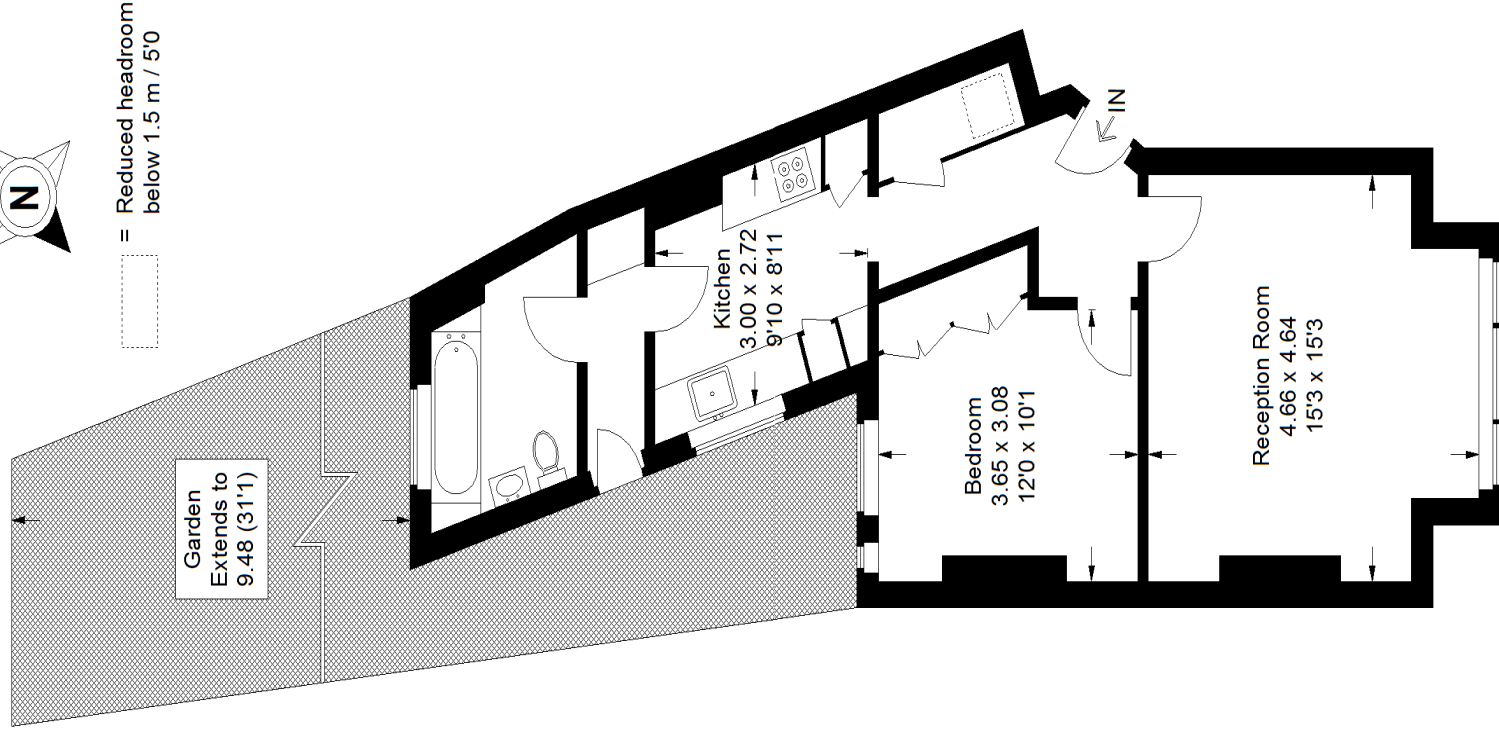
## Champion Crescent SE26

Approximate Gross Internal Area

57.8 sq m / 622 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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