



Queensthorpe Road, SE26
£575,000

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In general

- Stunning Edwardian Conversion
- Ground floor with direct access to outside space
- Wealth of features
- Two double bedrooms
- Superb bathroom
- Conservation area
- Moments from Mayow Park
- Excellent transport links

In detail

A stunning split level Edwardian apartment with direct access to garden, situated in the highly sought after The Thorpe Estate in Sydenham.

By pairing old with new, the accommodation provides a characterful, highly functioning home which not only looks beautiful but feels really welcoming.

Comprising an inviting and relaxing sunken living room finished in a subtle blush, a bespoke German kitchen which in contrast to the living space is bold and striking fitted with Bosch appliances, all unified by the geo floor tiles, a huge bedroom with a wonderful bay window, a second double bedroom to the rear enjoying garden views and a luxurious bathroom with claw foot bath.

With direct access to the garden from the kitchen, the raised deck lends well to eating and socialising outside or simply relaxing.

Queensthorpe Road is one of six exclusive roads within this desirable conservation area, close to excellent transport links including Sydenham Overground, a selection of coffee shops, restaurants and a wealth of shopping facilities. Mayow Park is moments away where you can also enjoy a lovely brunch at the Brown and Green café.

EPC: E | Council Tax Band C | Lease: 146 years remaining | SC: NA | GR: NA | BI: £325.00 pa

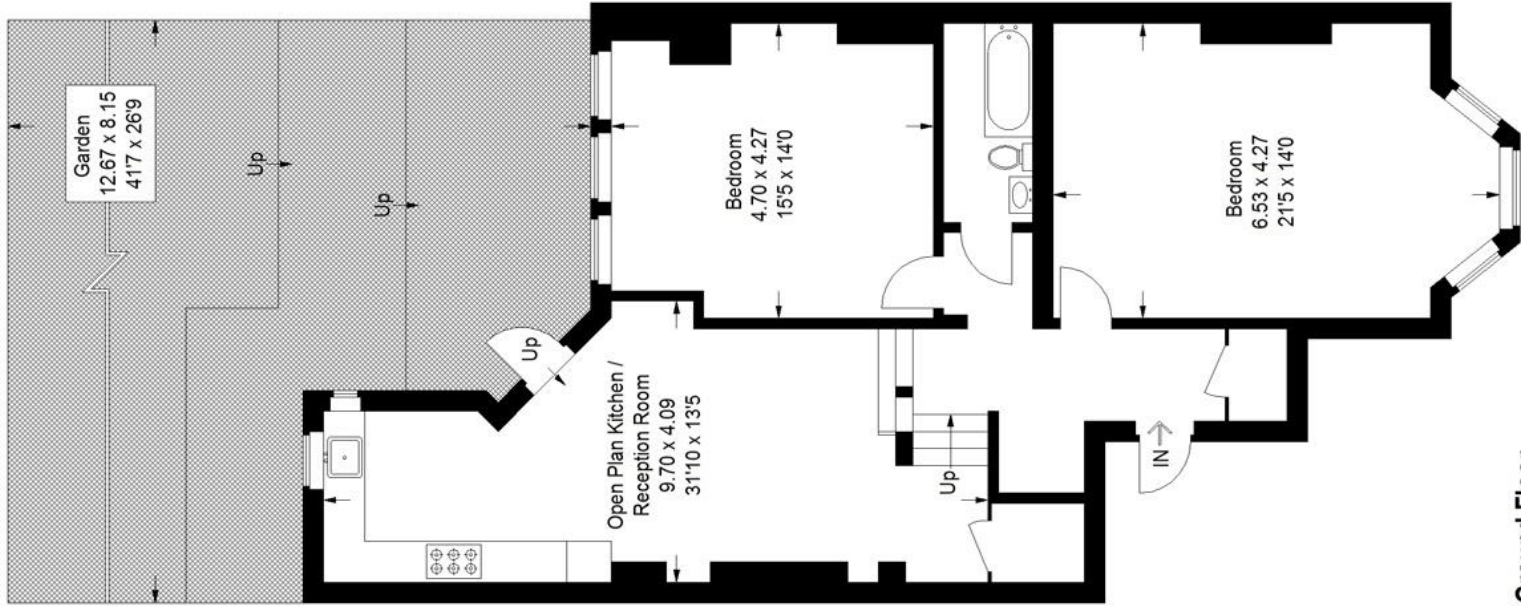


Floorplan

Queensthorpe Road, SE26

Approximate Gross Internal Area

95.4 sq m / 1027 sq ft



Ground 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 | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | 72 C |
| 21-38 | F | | |
| 1-20 | G | | |

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