



Loxley Close, SE26  
Guide £325,000 - £335,000

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# In general

- Bright, spacious first floor
- Large windows
- Good sized reception
- Fitted kitchen with space for dishwasher
- Double bedroom with storage
- Bonus room / storage
- Off street parking
- Excellent location

# In detail

\*\* Guide price £325,000 - £335,000 \*\* A fresh, bright and beautifully presented one bedroom maisonette, positioned close to a wealth of amenities and great transport links.

Comprising a reception which is calming, neutrally decorated, with large windows introducing plenty of natural light, a dining area situated next to the kitchen with a clever partition which allows for interaction when cooking and entertaining, a generous double bedroom with a wall of fitted storage and a bathroom. There is also a superb bonus room which is currently used as a walk in wardrobe.

Being first floor also means you benefit from brilliant storage overhead.

Loxley Close is just off Trewsbury Road, 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.

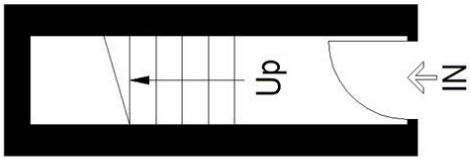
EPC: C | Council Tax Band: B | Lease: 91 Years Remaining | SC: £860.00 (rough estimate) | GR: £10.00 | BI: Incl in SC



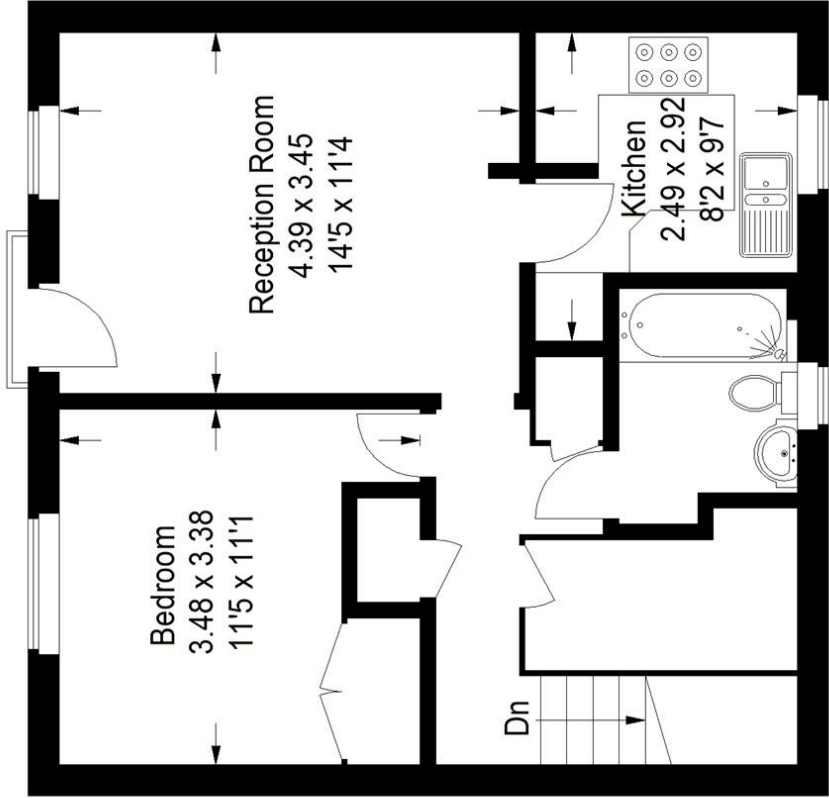
# Floorplan

## Loxley Close, SE26

Approximate Gross Internal Area  
52.6 sq m / 566 sq ft



**Ground Floor**



**First 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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