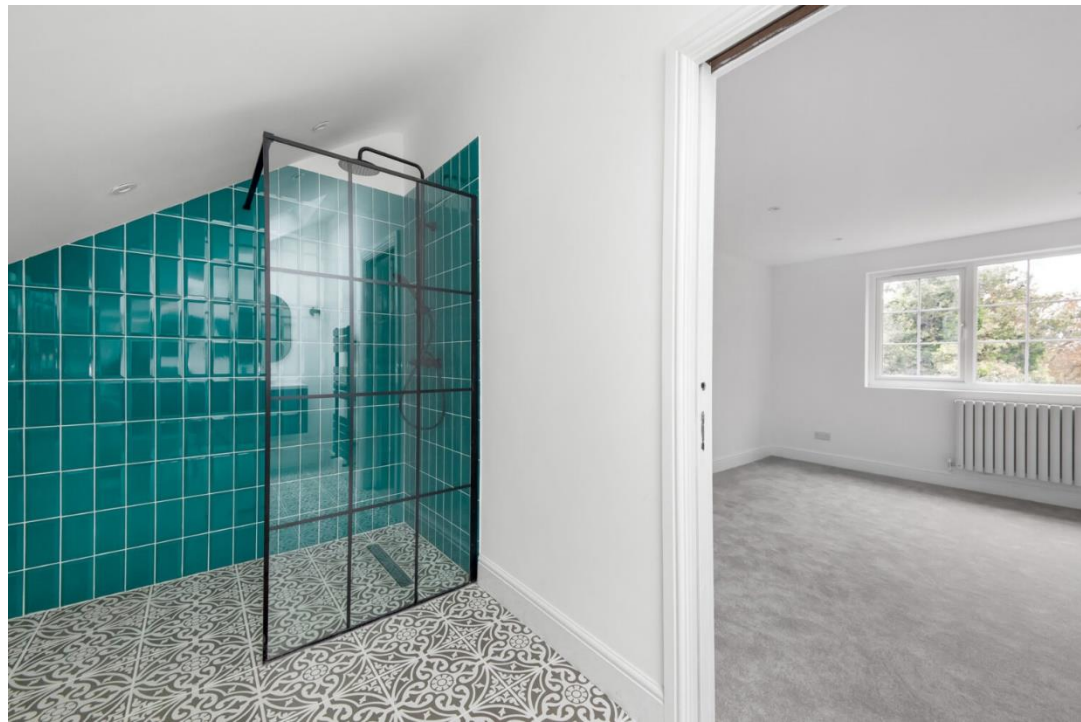




Sydenham Park Road, SE26
£2,750pcm

0208 702 9777
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In general

- Beautiful semi-detached 1930's home
- South facing garden of 47ft
- Five bedrooms
- Bathroom and ensuite shower
- Available now
- Excellent transport links
- Unfurnished

In detail

A light, bright 1930's, five bedroom, semi-detached house arranged over three floors and positioned on a highly sought after road in Upper Sydenham, close to several open green spaces, coffee shops, restaurants, transport links and good local schools.

Great care has been taken with this new home to create contemporary spaces with smart finishes that are bright and welcoming. Indicative of the 1930s era, the property enjoys beautiful parquet flooring finished in a walnut hue, wide curved bay windows and generous proportions throughout.

The entrance opens into a generous bright hallway creating a warm, welcome introduction into the very spacious accommodation. Comprising a through reception, a bespoke kitchen which sits next to the dining area with a large island topped in wood block, illuminated by sculptural matt black pendant light fittings. Bi-fold doors open onto a spacious levelled deck, and large lawned area beyond, surrounded by mature bushes and trees creating a lovely green backdrop.

The first floor provides three double bedrooms, a child's room / study and a generous sized family bathroom, whilst the upper floor benefits from a large, bright master bedroom with ensuite shower room including his and hers sinks and incredible far reaching green views.

The property also benefits from extensive storage space. Sydenham Park Road is a highly-regarded, residential road, well located for access to a wealth of coffee shops, and restaurants, and transport links including Sydenham and Forest Hill Overground- with direct connections to Shoreditch, London Bridge and Victoria

EPC: C | Council Tax Band: D | Available now | Unfurnished | HD: £634.61 | SD: £3,173.07



Floorplan

Sydenham Park Road, SE26

Approximate Gross Internal Area

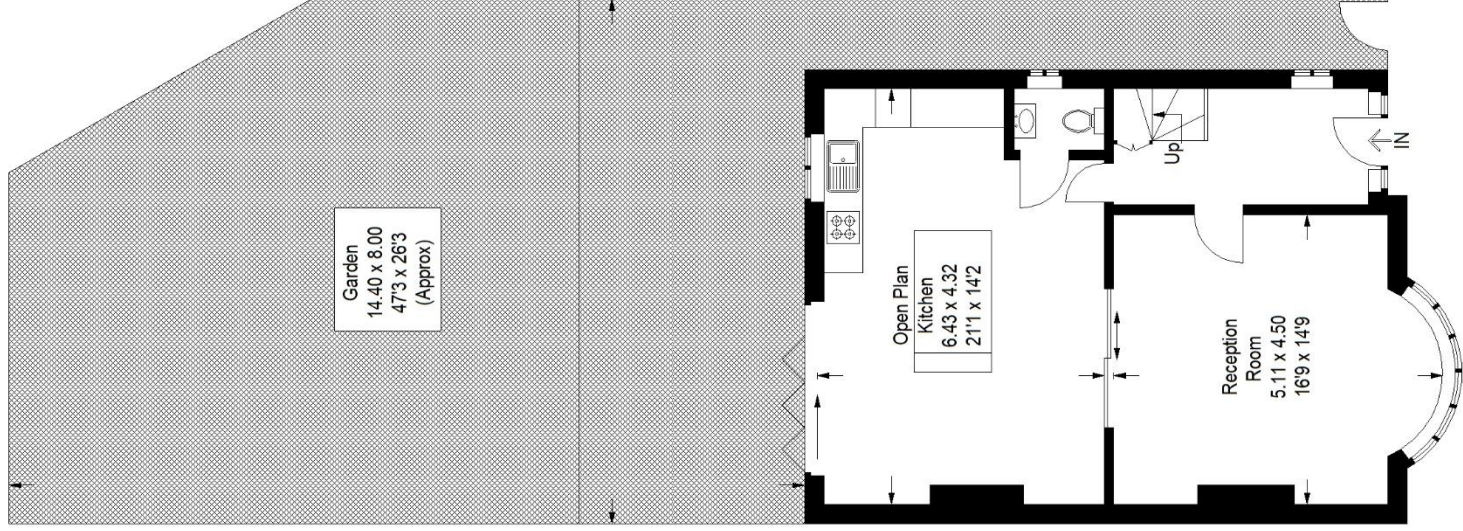
Ground Floor = 58.2 sq m / 626 sq ft

First Floor = 58.0 sq m / 624 sq ft

Second Floor (Excluding Eaves Storage)

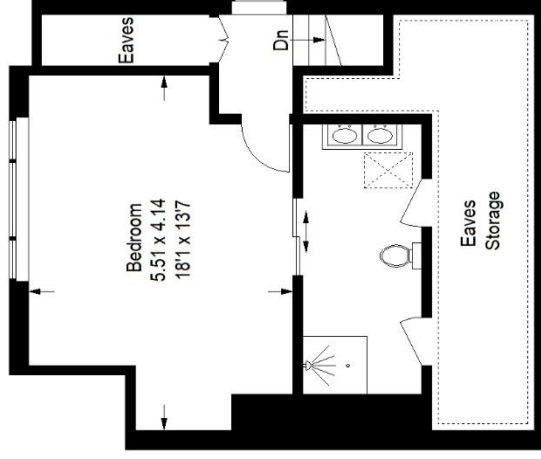
32.6 sq m / 351 sq ft

Total = 148.8 sq m / 1601 sq ft

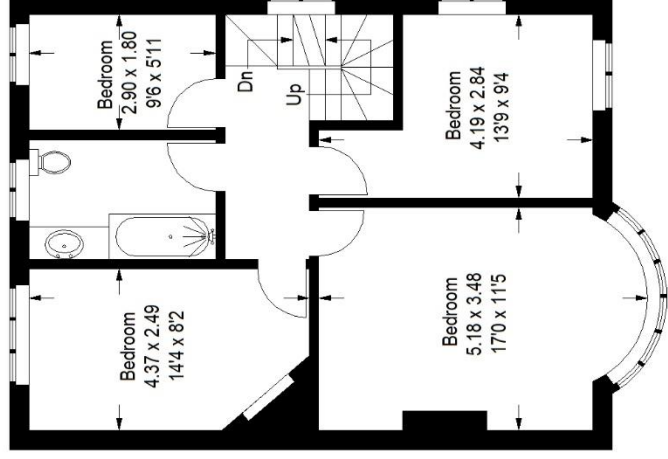


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	82 B

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