



Border Crescent, SE26
£475,000

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In general

- Beautiful detached Victorian building
- South facing communal gardens
- Wonderful high ceilings
- Reception of 14'9ft
- Two double bedrooms
- Monochrome bathroom
- Study area
- Superb location close to Crystal Palace Park
- Off street parking
- No chain

In detail

A stunning and beautifully presented two-bedroom Victorian apartment, positioned close to a wealth of amenities, excellent transport links and Crystal Palace Park.

Offering superb proportion, scale and wonderfully high ceilings, the property offers very attractive space, which is illuminated by large sash windows throughout. The owner has carefully injected personality and character by using strong grounding tones that invite and envelop, whilst the warm walnut stained original flooring unifies the entire space.

Comprising a grand reception with a charming hatch, a recently refurbished galley kitchen, a master bedroom, second double bedroom, a stylish and contemporary monochrome bathroom and a study area. To the rear is a large communal garden whilst to the front is private off street parking.

This attractive detached building in Border Crescent is nearby Penge East, Penge West and Sydenham rail links, and a host of independent shops, restaurants and gastropubs at the Crystal Palace Triangle, Sydenham and Penge.

The park, which is a stone's throw away, has a weekly Sunday market, and offers 200 acres of space to enjoy- perfect for a relaxing stroll or a coffee at the Brown & Green cafe.

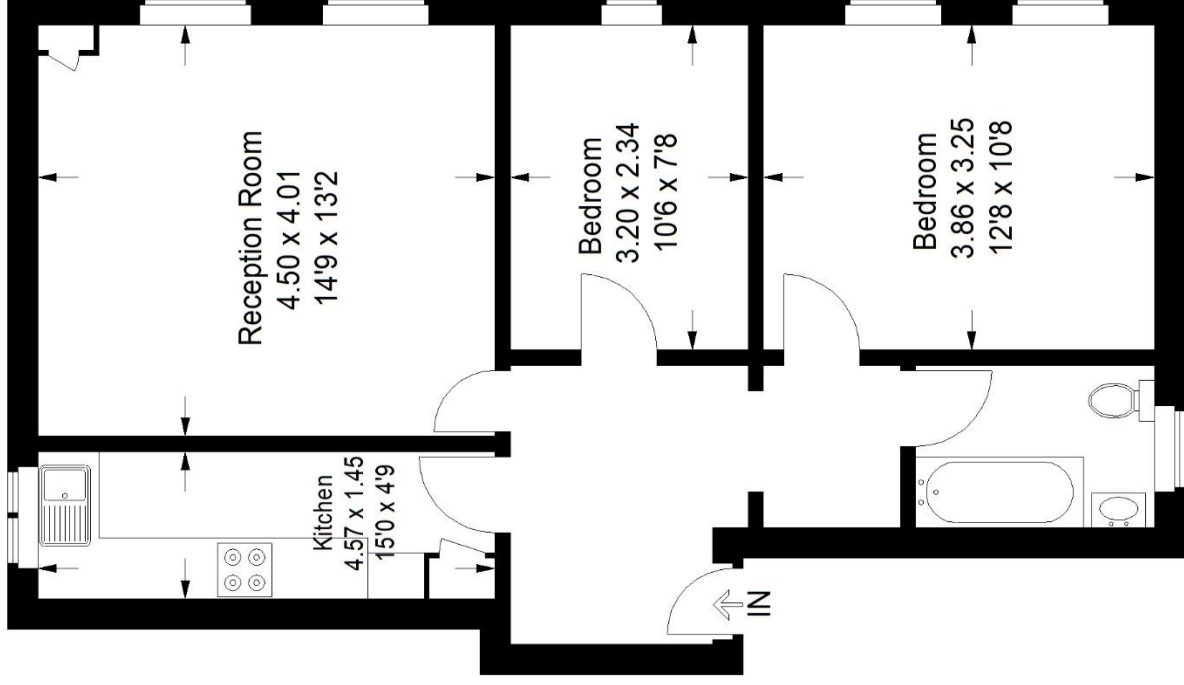
EPC: C | Council Tax Band C | Lease: 150 years remaining | SC £555.64pa | GR: £0PA | BI Incl in SC



Floorplan

Border Crescent, SE26

Approximate Gross Internal Area
60.2 sq m / 648 sq ft



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		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		

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