



Sydenham Avenue, SE26  
Guide Price £525,000-£540,000

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# In general

- Superb warehouse style apartment
- 23'6ft open plan living area
- Two bedrooms
- Stylish monochrome bathroom
- First floor
- Opposite Crystal Palace Park
- Private garden
- Off street parking
- Chain free

# In detail

A very special two bedroom warehouse style apartment with private garden and off street parking, moments from Crystal Palace Park and excellent transport links.

Enjoying period and industrial charm beautifully blended throughout, the architect has taken full advantage of the high ceilings, creating a wonderful feeling of space.

With a reception area of 23'6ft, the open-plan design allows for various layouts, ensuring plenty of space for separate living, dining and lounging areas. The kitchen design also includes a range of storage, butlers sink, stone surfaces, a range cooker and copper touches.

There are two bedrooms, of which the master also benefits from a nook, which works really well as an area for a dressing table or study.

The outside space is charming and perfect for alfresco dining, with a low maintenance lawn, seating area and a shed for storage.

Sydenham Avenue is a popular location being moments from Crystal Palace Park, numerous transport links including Penge West, Penge East, Sydenham rail and also convenient for the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham.

EPC: B | Council Tax Band: C | Lease: 120 Years remaining | SC: £75PM | GR: N/A | BI: TBC



# Floorplan

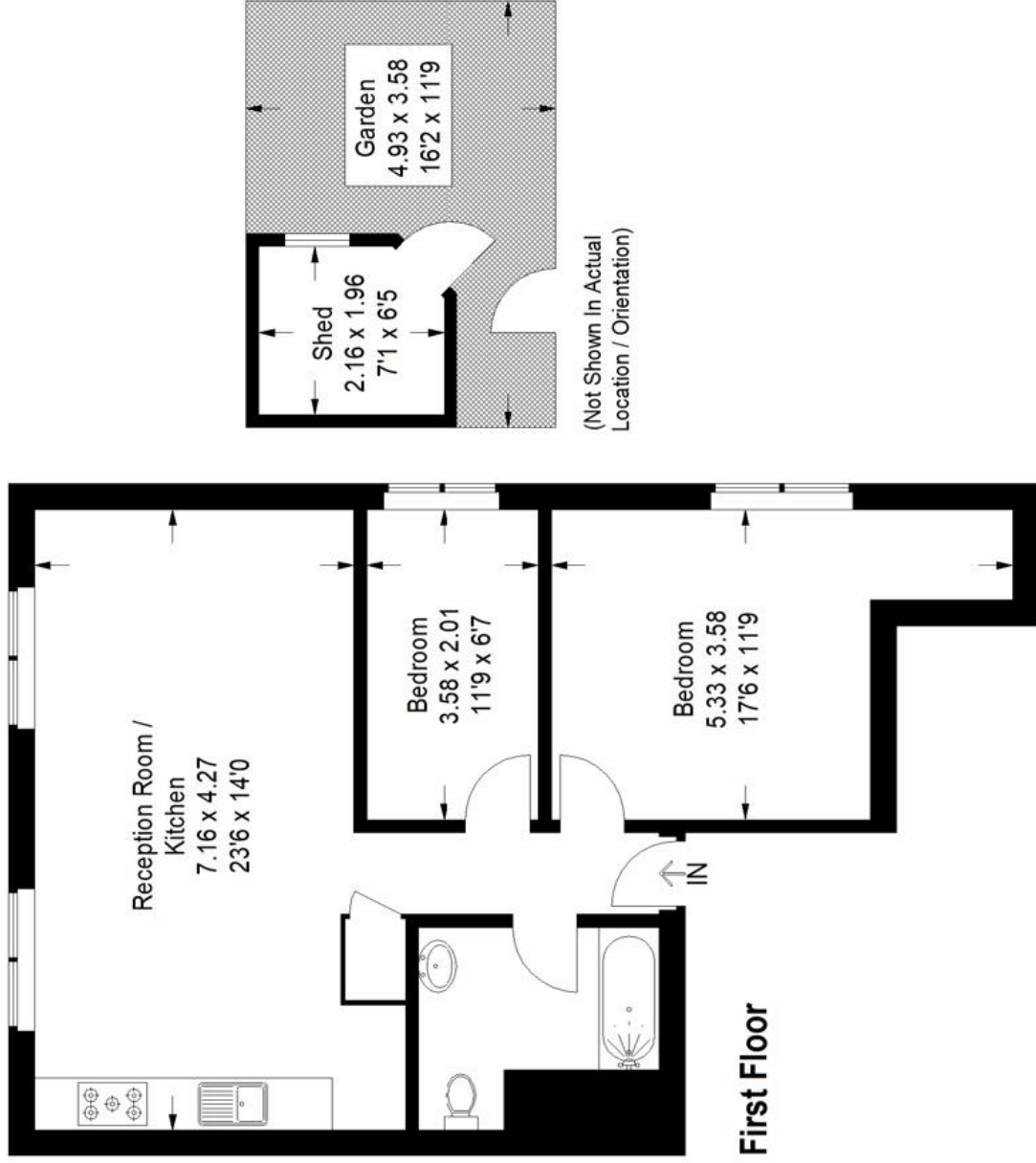
## Crib Apartments, SE26

Approximate Gross Internal Area

First Floor = 62.9 sq m / 677 sq ft

Shed = 4.0 sq m / 43 sq ft

Total = 66.9 sq m / 720 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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