



Sydenham Road, SE26  
£195,000

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# In general

- Great first time buy or rental investment
- Central location
- Top floor apartment
- Good sized reception
- Kitchen
- Double bedroom
- Bathroom
- Share of Freehold
- Gated entrance

# In detail

This charming top floor apartment enjoying roof top views, is conveniently located close to excellent transport links, a wealth of amenities on the high street and is being sold with no onward chain.

A characterful property benefiting from light, bright and well-balanced accommodation comprises, a large reception with plenty of space to lounge, and a perfect nook for a work from home space, a modern kitchen with plenty of storage and work surfaces, a double bedroom and a bathroom.

Access is via a gated entrance, set back from the road, ensuring that the property is secure and peaceful. The communal areas are also very well maintained, creating a lovely welcome.

Being on Sydenham Road ensures an abundance of amenities are close by including plenty of places to dine out, several pubs and coffee shops and lots of lovely green open space.

EPC: D | Council Tax Band: B | Lease: 88 Years Remaining | SC: £744.00 pa | GR: £0 | BI: £203.00




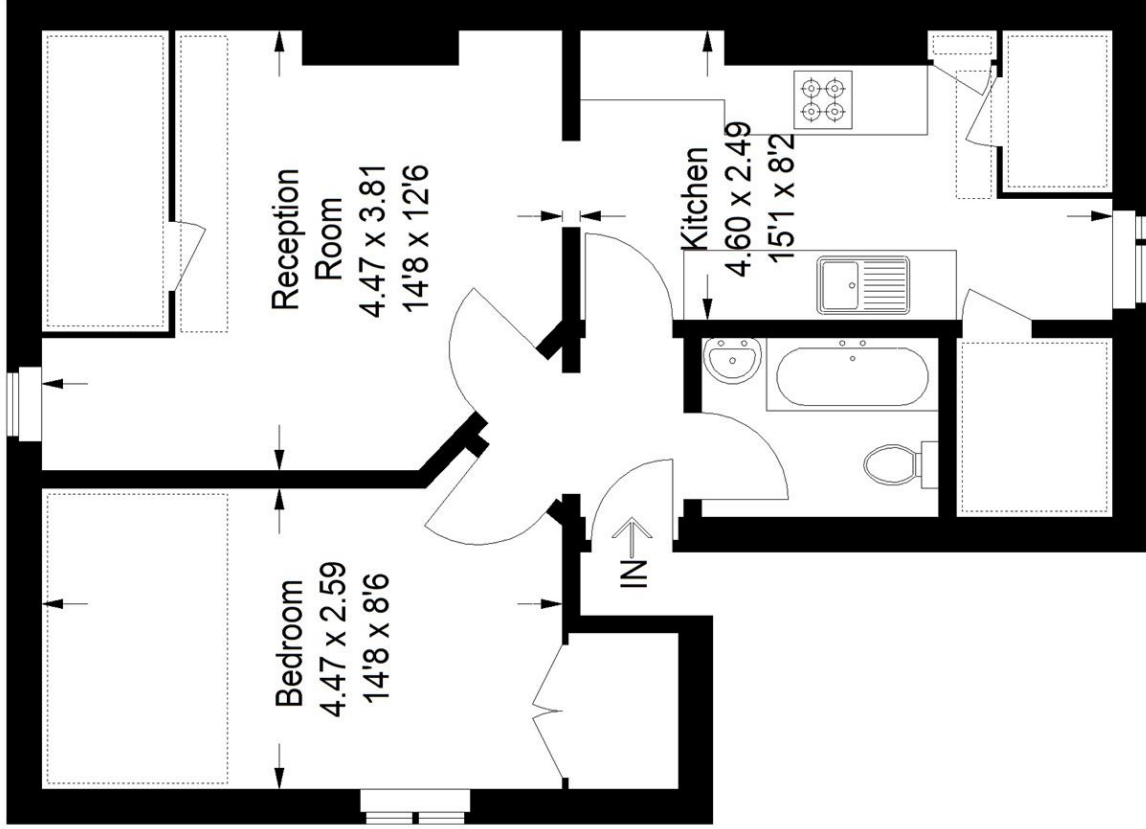
# Floorplan

## Sydenham Road, SE26

Approximate Gross Internal Area  
50.9 sq m / 548 sq ft



 = Reduced headroom below 1.5 m / 5'0



### Third Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

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