



Venner Road, SE26
£250,000

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In general

- * Regulated Tenant in Situ *
- Fantastic proportions
- 1,429 sq ft
- Four bedrooms
- Reception with bay
- Kitchen / breakfast room
- Private section of garden

In detail

* Regulated Tenant in Situ *

A superb four bedroom, split-level maisonette, of 1,429 sq ft, located on this much sought after residential road.

The property would benefit from a cosmetic uplift but the proportions are fantastic and its close proximity to the train links makes it an excellent investment property.

The first floor comprises a generous reception with large square bay window, kitchen / breakfast room with far reaching views, fourth bedroom and bathroom. The second floor provides three double bedrooms and a WC.

Venner Road is one of the many charming and highly desirable roads in Sydenham.

The property is moments from some wonderful green open spaces including Crystal Palace and Mayow Park, Green and Brown café, tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are also really close by including Sydenham Overground and Penge East rail.

Due to the nature of the sale, we strongly advise intending buyers to consult their solicitors and carry out their own research in respect to the above.

EPC: F | Council Tax Band: C | Lease: TBC Years Remaining | SC: TBC | GR: TBC | BI: TBC

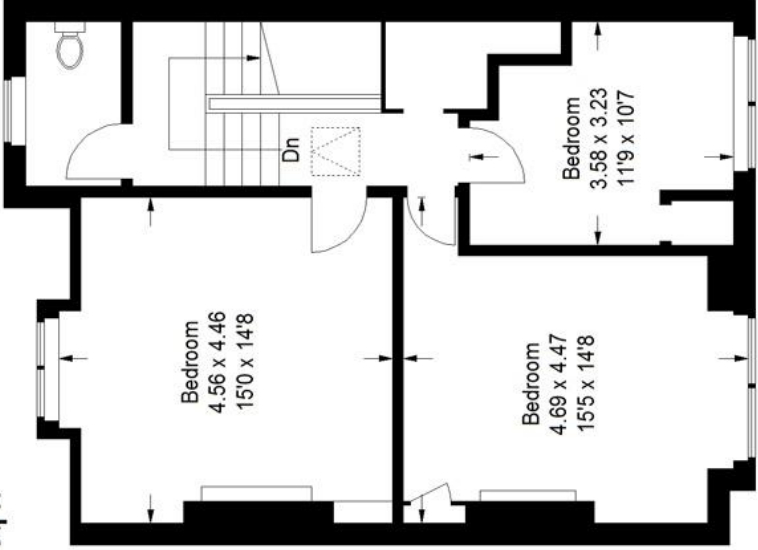


Floorplan

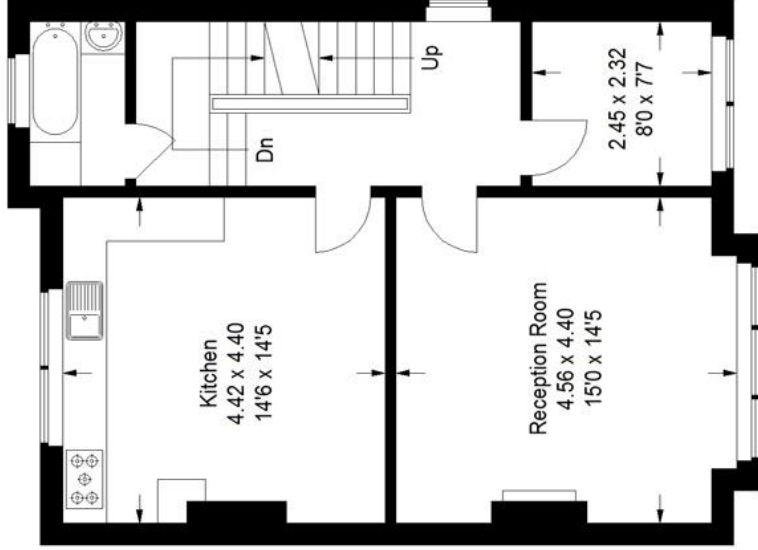
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Approximate Gross Internal Area

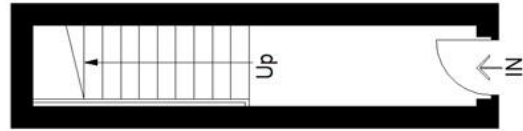
132.8 sq m / 1429 sq ft



Second Floor



First Floor



Ground 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 | | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 30 F | |
| 1-20 | G | | |

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