



Newlands Park, SE26
£600,000

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In general

- Characterful and inviting
- Superb living and entertaining space
- Three bedrooms plus study
- Two bathrooms
- South west facing garden
- Great storage throughout
- Excellent location
- Share of freehold

In detail

A superb split level Victorian apartment of 1,180 sq ft with private garden, enviably located close to excellent transport links, coffee shops, a wealth of shopping facilities and green open spaces.

This light filled, characterful and inviting home unfolds over two floors and provides unusually generous proportions, airy living space and wonderfully high ceilings.

Recently refreshed throughout the accommodation is well arranged and comprises a reception with a large sash bay window, plantation shutters and fireplace. Followed by a kitchen/breakfast room, separate utility space, bathroom, two bedrooms and an office.

Upstairs is a wonderful master bedroom with ensuite shower room and roof top views.

To the rear the owners have created a beautifully landscaped and enchanting garden, filled with established planting, a charming little pond, and an ample internal storage space.

This location is moments from a wealth of leisure and shopping amenities as well as easy access to both Sydenham Overground and Penge East (London/Victoria).

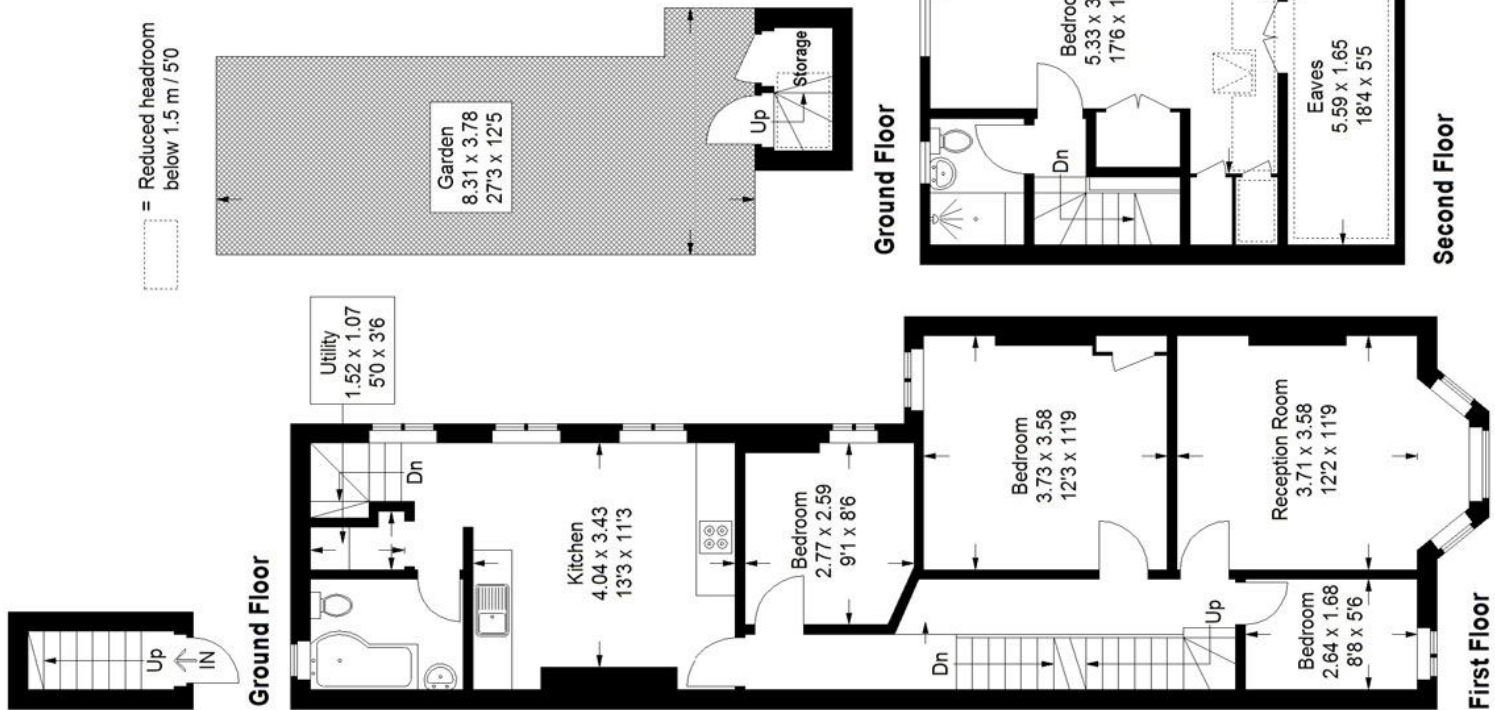
EPC: D | Council Tax Band: C | Lease: 108 years remaining | SC: Adhoc | GR: N/A | BI: Approx £370



Floorplan

Newlands Park, SE26

Approximate Gross Internal Area
Ground Floor = 4.3 sq m / 46 sq ft
First Floor = 78.9 sq m / 849 sq ft
Second Floor (Excluding Eaves)
26.5 sq m / 285 sq ft
Total = 109.7 sq m / 1180 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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