



Highclere Street, SE26  
£2,200PCM

0208 702 9777  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Two receptions with wood flooring
- Kitchen & bathroom with underfloor heating
- Two double bedrooms
- Superb bathroom with walk in shower
- Furnished
- Landscaped garden
- Close to Mayow Park
- Great transport links

# In detail

A beautifully presented two double bedroom Edwardian house, immaculately presented and enviably positioned on a popular residential road in Sydenham.

This charming and inviting home provides a warm, light filled, comfortable space, perfect for a couple or small family.

Utilising a harmonious colour scheme and high quality fittings, the property comprises two receptions, a kitchen with breakfast area which enjoys an abundance of natural light through the sky lights, doors and floor to ceiling picture window. Upstairs are two double bedrooms and a stylish bathroom with a separate walk in shower.

To the rear is a landscaped garden stocked with established plants providing a tranquil retreat.

Every element of this property has been finished to a high standard and should be viewed to be fully appreciated.

EPC: D | Council Tax: D | Furnished | Available End of November | HD: £507.69 | SD: £2,538.46



# Floorplan

## Highclere Street, SE26

Approximate Gross Internal Area

Ground Floor = 43.4 sq m / 467 sq ft

First Floor = 36.1 sq m / 389 sq ft

Total = 79.5 sq m / 856 sq ft



**Ground Floor**

**First Floor**



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord

Copyright www.pedderproperty.com © 2021

These plans are for representation purposes only as defined by RICS - Code of Me Practice. Not drawn to Scale. Windows and door openings are approximate. Please all dimensions, shapes and compass bearings before making any decisions reliant