



Wiverton Road, SE26  
£525,000

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# In general

- Large private rear garden
- Two double bedrooms
- Bathroom and Ensuite
- Open plan living
- Charming and Characterful
- Excellent transport links
- Share of Freehold

# In detail

A warm and inviting two bed, two bath ground floor Victorian conversion, enjoying a leafy private garden, easy access to a wide range of amenities and excellent transport links.

By injecting personality and character into a contemporary space, the owners have created a charming and homely retreat, ready for an incoming purchaser to immediately enjoy. Comprising two double bedrooms, a family bathroom, an ensuite shower room and a well- proportioned open plan kitchen / reception with designated space to lounge and dine. Bifold doors open out onto a large raised deck, further increasing your entertaining / living space, a large lawn follows which is framed by established borders, shrubs and an attractive wall.

Another huge draw to this property is the potential for a studio/summer house in the rear garden.

Wiverton Road is conveniently located for both Sydenham and Penge East rail, servicing mainline London stations and some wonderful green spaces nearby, including Crystal Palace Park and Alexandra Recreation Ground.

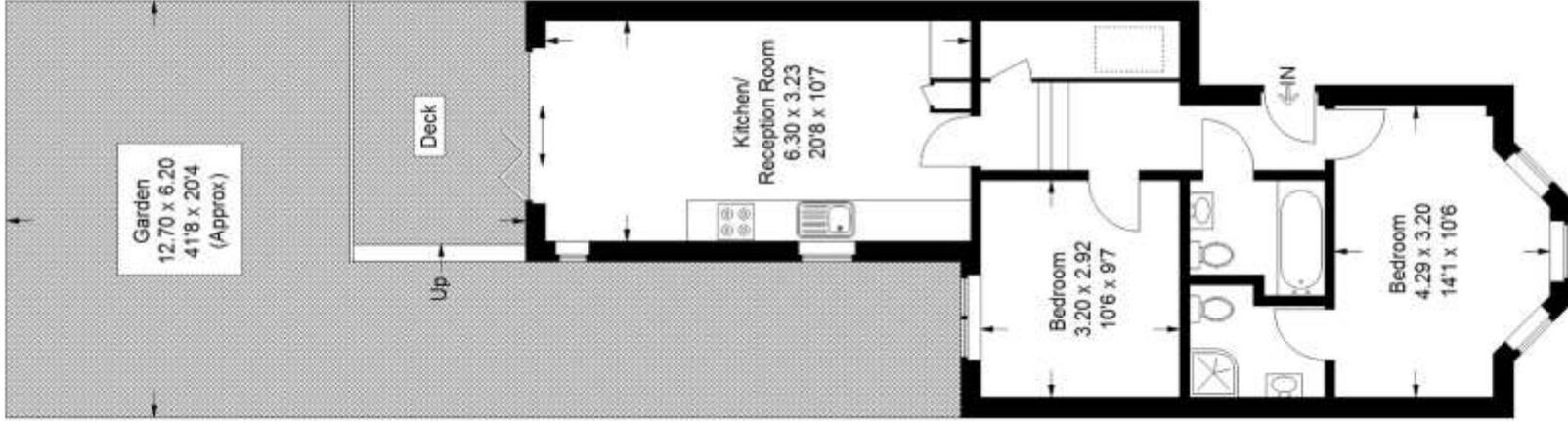
EPC: C | Council Tax Band: C | Lease: 119 Years Remaining | SC: N/A | GR: N/A | BI: N/A



# Floorplan

Wiverton Road, SE26

Approximate Gross Internal Area  
59.8 sq m / 644 sq ft



Ground Floor

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Score	Energy rating	Current	Target
92+	A		
81-91	B		
69-80	C	74	76.1
55-68	D		
35-54	E		
21-34	F		
1-20	G		

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