



1-5 Silverdale House, SE26  
Guide £525,000-£550,000

0208 702 9777  
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# In general

- Warehouse apartment
- Light, bright, lateral living
- Exposed brick walls and steel beams
- First floor, serviced by lift
- Superb open plan living space
- Two bedrooms
- Bathroom
- Off street parking space

# In detail

A generously proportioned first floor, two bedroom warehouse apartment, centrally located in Sydenham, moments from Sydenham Overground, Mayow Park and a wealth of amenities.

This conversion retains the wonderful aesthetic hallmarks of warehouse living with exposed brick walls, high ceilings, vast arched windows and lateral living.

The design and layout have been expertly executed maximising volume, light and impact and would be well suited to those who are looking for something special.

Arranged on the first floor, the interior of this apartment echo's the original fabric of the building and offers a fantastic open plan reception with ample space to allow for a very comfortable lounge, a dining area which could easily host a party of 8, fitted kitchen, modern bathroom, two double bedrooms, fitted storage, utility room and separate WC.

Further benefits include a private off street parking space.

Silverdale is a superb location for those who enjoy a short commute, with Sydenham Overground within a stone's throw from the property.

There is also a thriving high street moments away, offering a wealth of amenities. Green open spaces are also enviably close with Mayow Park within close proximity, offering a wide variety of recreational facilities and a Brown and Green café.

EPC: D | Council Tax Band: C | Lease: 97 Years Remaining | SC: £1846.02 pa | GR: £200 pa | BI: Incl in SC



# Floorplan

Silverdale Road, SE26

Approximate Gross Internal Area  
89.7 sq m / 966 sq ft



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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		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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