



Knighton Park Road, SE26
£775,000

0208 702 9777
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In general

- Charming Victorian home
- Highly sought after location
- Three receptions
- Kitchen
- Three double bedrooms
- Bathroom/WC
- Excellent transport links
- Close to several parks
- No onward chain
- Potential to extend STPP

In detail

A characterful and inviting three double bedroom Victorian home, conveniently located for access to several green open spaces, shopping facilities along the high street and excellent transport links.

Enjoying a wealth of features and offering 1,366 sq ft of beautifully presented accommodation over three floors, this charming home benefits from good living and entertaining space. Comprising two receptions, a kitchen/dining/family room with a bay window to the rear which beautifully captures the gardens and ever changing seasonal view. Upstairs are three double bedrooms, bathroom and separate WC.

Knighton Park Road is a particularly pretty residential tree lined road, close to Sydenham Overground, Lower Sydenham with services to London Bridge and Charing Cross and Penge East station offering ease of access to London Victoria and City Thameslink.

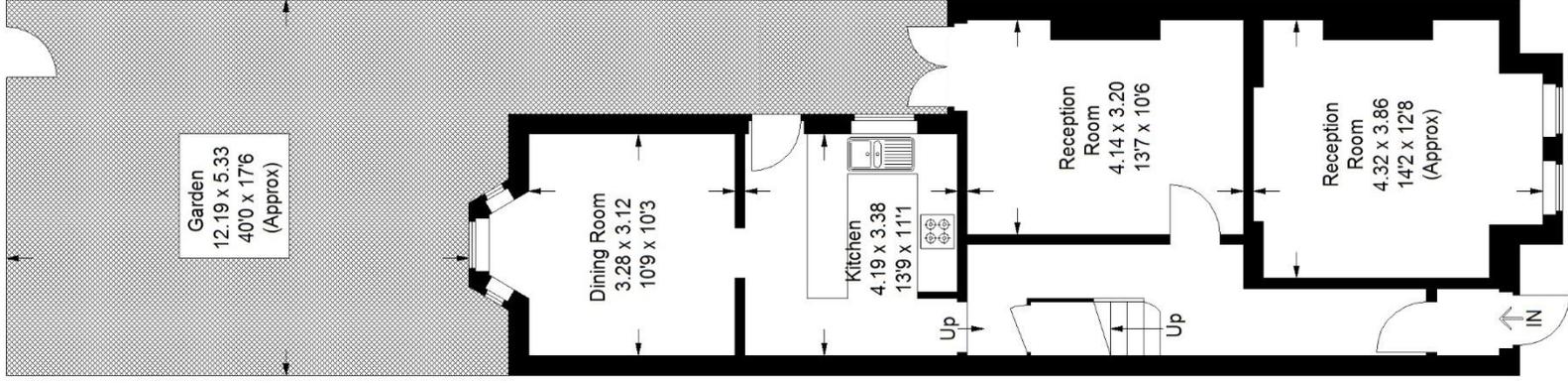
Also, enviably close by are including Crystal Palace Park and Alexandra Recreation ground, numerous coffee shops, restaurants and pubs and superb shopping facilities nearby including Bell Green retail park.

EPC: D | Council Tax Band: E

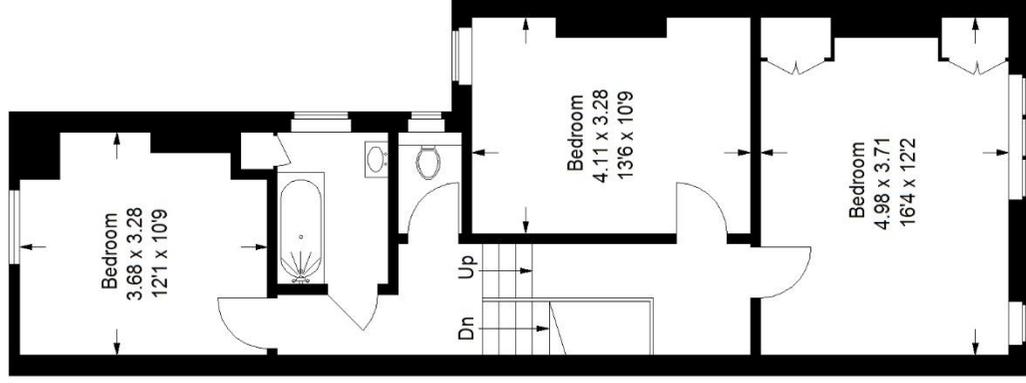


Floorplan

Knighthon Park Road, SE26
Approximate Gross Internal Area
Ground Floor = 64.6 sq m / 695 sq ft
First Floor = 62.3 sq m / 671 sq ft
Total = 126.9 sq m / 1366 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	41 D	76 C
39-54	E		
21-38	F		
1-20	G		

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