



Hardings Lane, SE20 | £575,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

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# In General

- Alexandra Cottage
- No onward chain
- Two receptions
- Two double bedrooms
- Bathroom and separate WC
- Private garden of 36'2ft
- Off street parking
- Excellent transport links

# In Detail

A rarely available two bedroom Alexandra Cottage, located in this much sought after pocket in Penge within close proximity of Crystal Palace Park, transport links and a wealth of shopping facilities.

This property is a rare find and has been a much loved home for many years, now offering a unique opportunity for an incoming homeowner to recreate a space to suit their own tastes and needs.

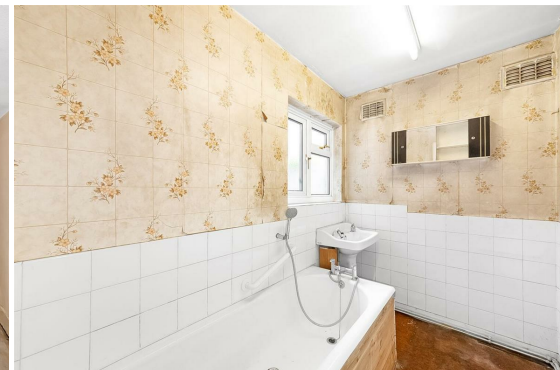
For those who are not familiar with these wonderful homes, The Alexandra Conservation area was built between 1866 and 1868 and provides a selection of two and three bedroom cottages in a tranquil, idyllic setting.

Prized for their unique architecture, Hardings Lane cottages offer a bit more square footage, width and possibility, allowing for longevity, in comparison to neighbouring properties.

Comprising two receptions, a kitchen, family bathroom, separate WC and two bedrooms. To the rear is a large private rear garden and a sizeable outhouse, offering fantastic potential to be transformed into a garden office, studio, or additional living space. This versatile addition is perfect for those looking to create a dedicated work-from-home area, a creative studio, or even a cozy retreat right in their garden. With a bit of customization, the outhouse could enhance the property's functionality, adding valuable, usable space to suit modern needs.

The cottages are sought after for their picturesque properties, historical character, wonderful close-knit community and close proximity to some lovely coffee shops, transport links including Sydenham Overground, Penge East (London/Victoria) and Penge West. Moments away is Alexandra Recreation grounds and Crystal Palace Park, offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

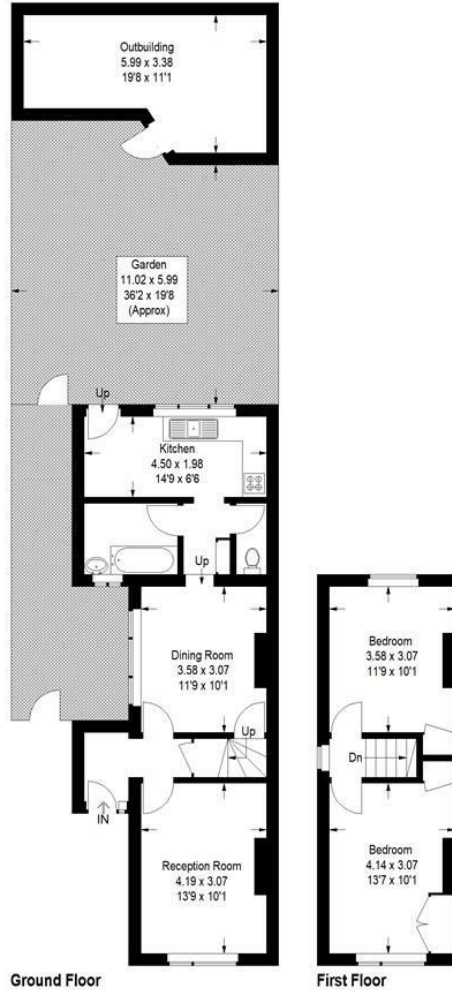
EPC: TBC | Council Tax Band: D



# Floorplan

## Hardings Lane, SE20

Approximate Gross Internal Area  
 77.3 sq m / 832 sq ft  
 Outbuilding = 16.8 sq m / 181 sq ft  
 Total = 94.1 sq m / 1013 sq ft



Ground Floor

First Floor

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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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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