



Sydenham Avenue SE26
£375,000

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In general

- Light, bright and spacious accommodation
- Private balcony
- Two double bedrooms
- Bathroom
- Ample storage throughout
- No onward chain
- Moments from Crystal Palace park
- Excellent transport links

In detail

Set within the Lawrie Park Triangle in a leafy close, is this two double bedroom apartment offering great living space, private outside space and off-street parking, in a lovely tranquil residential location.

These 1950s properties benefit from well-proportioned accommodation in comparison to their Victorian counterparts on surrounding streets and being first floor, this particular flat enjoys plenty of natural light.

The lateral space comprises a reception with direct access to a private south facing balcony, a dining area with space to comfortably entertain, kitchen with ample storage, bathroom and separate WC . The two double bedrooms also include fitted storage.

The property further benefits from off-street parking.

Grace House is a popular development located closely to Crystal Palace Park, numerous transport links including Penge West, Penge East, Sydenham rail and also convenient for the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham.

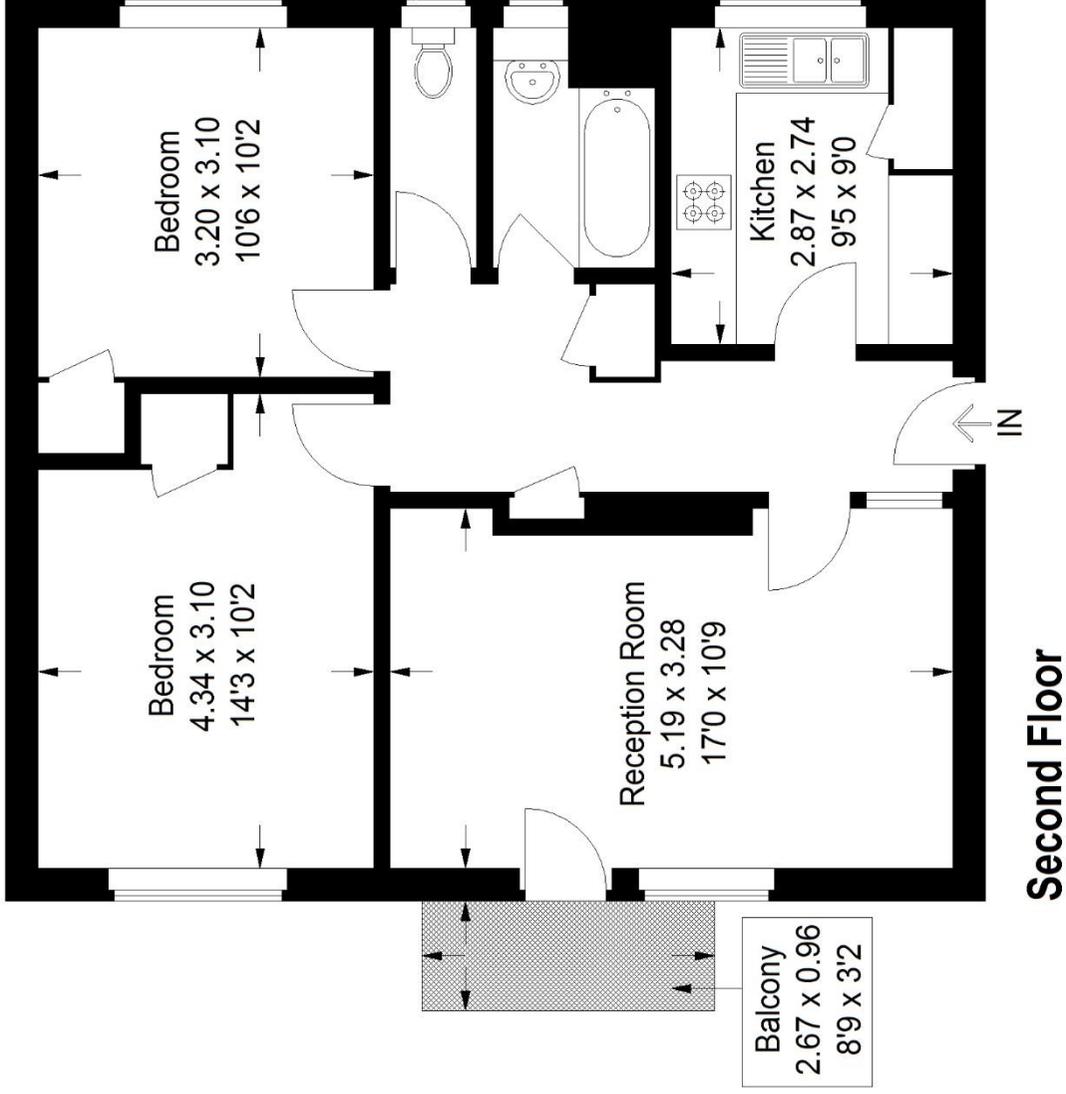
EPC: D | Council Tax Band C | Lease: 164 Years remaining | SC: £195pcm | GR: TBC | BI: TBC



Floorplan

Sydenham Avenue, SE26

Approximate Gross Internal Area
65.4 sq m / 704 sq ft



Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

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