



Sydenham Avenue, SE26 | £400,000

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In General

- No onward chain
- Lawrie Park Triangle
- Private entrance
- Reception with high ceilings
- Kitchen
- Two double bedrooms
- Bathroom
- Communal gardens
- Excellent transport links

In Detail

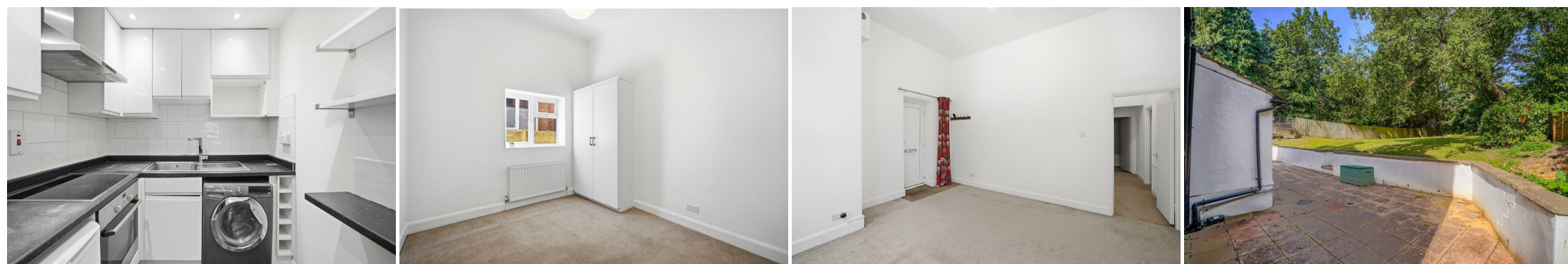
A charming two bedroom period conversion with its own private entrance, arranged across the ground floor and ideally positioned within easy reach of Penge West, Sydenham and Penge East stations.

Occupying the rear of the building, the property enjoys pleasant views over the communal gardens, providing a peaceful backdrop.

The welcoming reception room offers ample space for relaxing and dining, while the U-shaped kitchen is thoughtfully designed with generous work surfaces and storage. There is a contemporary bathroom and two well-proportioned double bedrooms, both offering bright and comfortable accommodation.

Sydenham Avenue forms part of the highly sought after Lawrie Park Triangle, perfectly positioned between the vibrant amenities of Sydenham High Street and the popular Crystal Palace Triangle. A fantastic selection of independent cafés, restaurants, shops and everyday conveniences are all within easy reach, along with the beautiful open spaces of Crystal Palace Park. Excellent transport links from Penge West, Penge East and Sydenham stations also provide swift connections into Central London.

EPC: C | Council Tax Band: C | Lease: 956 Years remaining | SC: £2039.56 pa | GR: Peppercorn | BI: Inc. in SC




Floorplan

Sydenham Avenue, SE26

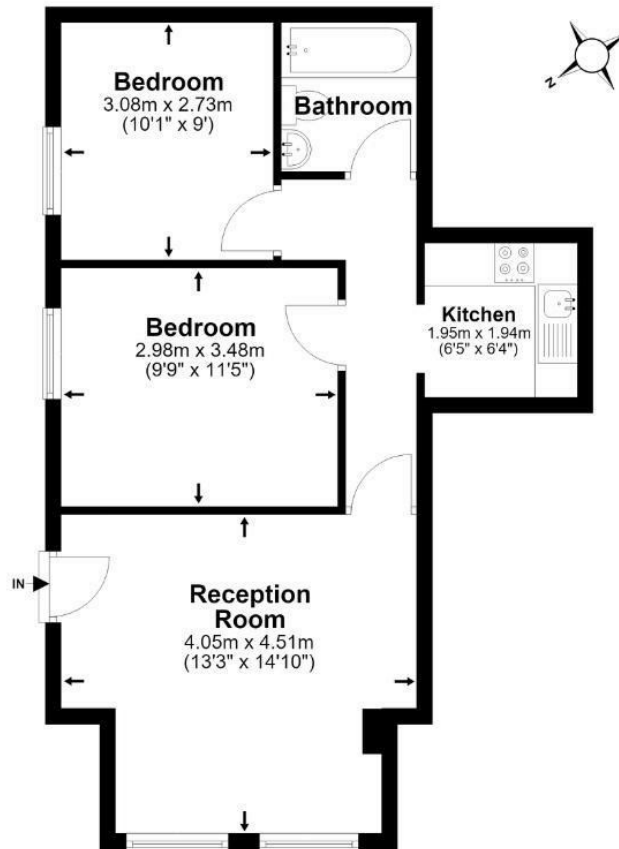
Total* = 48.6 sq. m / 523.3 sq. ft

Ground Floor = 48.6 sq. m / 523.3 sq. ft

 = Reduced head room below 1.5m



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D		69	77
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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