



Highclere Street, SE26 | Guide Price £600,000

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# In General

- Elegant Victorian Home
- Bright and airy throughout
- Large bay windows with shutters
- Through reception room
- Private south-west garden
- Moments away from Mayow Park
- Excellent transport links

# In Detail

Guide price £600,000 - £625,000

A charming 3 bedrooms Victorian home, offering well-balanced accommodation throughout, an abundance of natural light, and a wealth of period character.

The ground floor features an elegant through reception room, thoughtfully decorated to create a warm and inviting living and entertaining space. Large bay windows to the front flood the room with natural light, while the rear aspect enjoys lovely views over the garden. The combination of generous proportions and high ceilings creates a bright and airy atmosphere throughout.

Upstairs, the property offers three generous bedrooms, all presented in excellent order and finished to a high standard.

The rear garden has been recently landscaped and is wonderfully green, providing a peaceful and private outdoor retreat. Its south-west orientation ensures plenty of sunshine, making it an ideal space for relaxing and entertaining.

To the front, the house boasts considerable kerb appeal, with the recently sandblasted Victorian façade beautifully showcasing the property's original architectural details, complemented by characterful black railings that further enhance its charm.

Highclere Street is a friendly and well-regarded residential street with a strong sense of community. The property is conveniently located close to Mayow Park, the popular Brown & Green Café, a variety of shopping facilities at Bell Green, and excellent transport links including Lower Sydenham (Charing Cross) and Sydenham Overground.

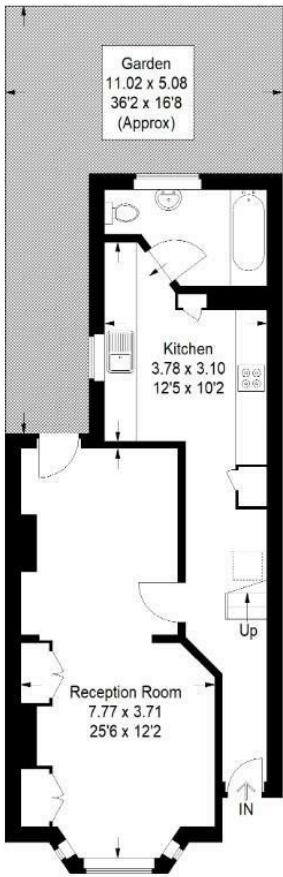
EPC: TBC | Council Tax Band: D



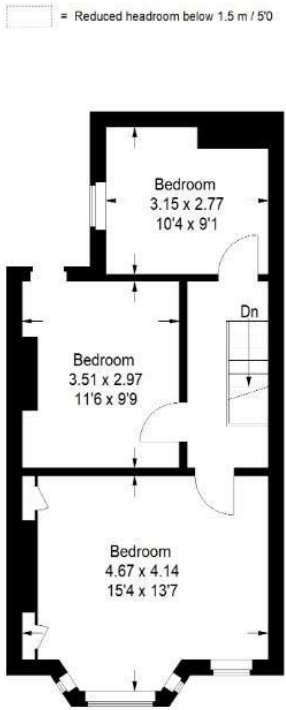
# Floorplan

Highclere Street, SE26

Approximate Gross Internal Area  
92.6 sq m / 996 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 102 plus) A                                 |                         |           |
| 81-101 B                                    |                         |           |
| 69-80 C                                     |                         |           |
| 55-68 D                                     |                         |           |
| 39-54 E                                     |                         |           |
| 21-38 F                                     |                         |           |
| 1-20 G                                      |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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