



Sydenham Avenue, SE26 | £1,400 Per Calendar Month

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In General

- Split level period conversion
- One double bedroom
- Lounge/dining room
- Communal gardens
- Off street parking
- Close to transport links
- Moments from Crystal Palace Park

In Detail

A charming split level period conversion, conveniently located close to Penge West, Sydenham and Penge East stations.

The layout is a pleasant surprise and offers interesting space arranged over three levels. Occupying the rear of the building the flat also takes full advantage of the lovely views of the communal grounds.

The reception offers both lounge and dining space and the kitchen is conveniently directly off the reception with ample storage and work surfaces. There is a recently refurbished, modern bathroom and upstairs a double bedroom with a large Velux window. Throughout the property there is also quirky hidden storage.

Sydenham Avenue forms part of the Lawrie Park Triangle, within close proximity of Crystal Palace triangle and Sydenham High Street offering a variety of amenities, and moments from Crystal Palace Park.

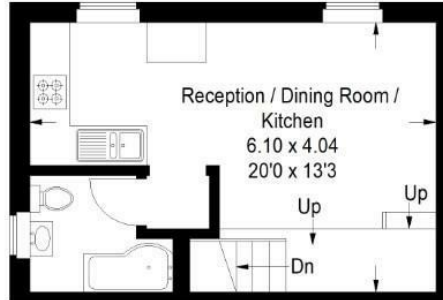
EPC: D | Council Tax: B | Furnished | Available mid August | HD: £323.08 | SD: £1,615.40



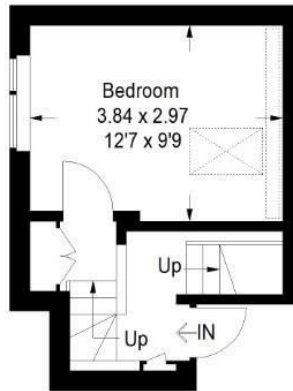
Floorplan

Sydenham Avenue, SE26

Approximate Gross Internal Area
 Second Floor = 17.4 sq m / 187 sq ft
 Third Floor = 24.7 sq m / 266 sq ft
 Total = 42.1 sq m / 453 sq ft



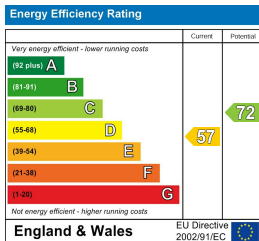
Third Floor



Second Floor (Split Level)

= Reduced headroom below 1.5 m / 5'0

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 Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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