



Kirkdale, SE26 | £550,000

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In General

- Two double bedrooms
- Split level maisonette with a private entrance
- Bright and spacious reception room
- Modern family bathroom suite
- Separate fitted kitchen
- Attractive period features
- Private terrace
- Convenient utility storage room
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two-bedroom split-level maisonette, enviably positioned on the highly sought-after Kirkdale and boasting a delightful private terrace.

Occupying the upper floors and extending to an impressive 1,053 sq ft of internal living space, this characterful home offers an exceptional blend of period charm and modern comfort. The accommodation comprises a bright and spacious reception room centred around an attractive feature fireplace, a separate fitted kitchen, a stylish family bathroom, two generous double bedrooms, and a wonderful private terrace measuring approximately 14 ft—perfect for relaxing or entertaining during the warmer months.

Further benefits include its own private entrance, a practical utility room providing excellent additional storage, an abundance of natural light throughout, beautiful period features and the potential to extend STPP.

The property is situated 0.5 miles from Sydenham Hill station and 0.7 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Brixton, Herne Hill, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes, gastro pubs and popular schools.

Call the Pedder Forest Hill sales team today to arrange a viewing.

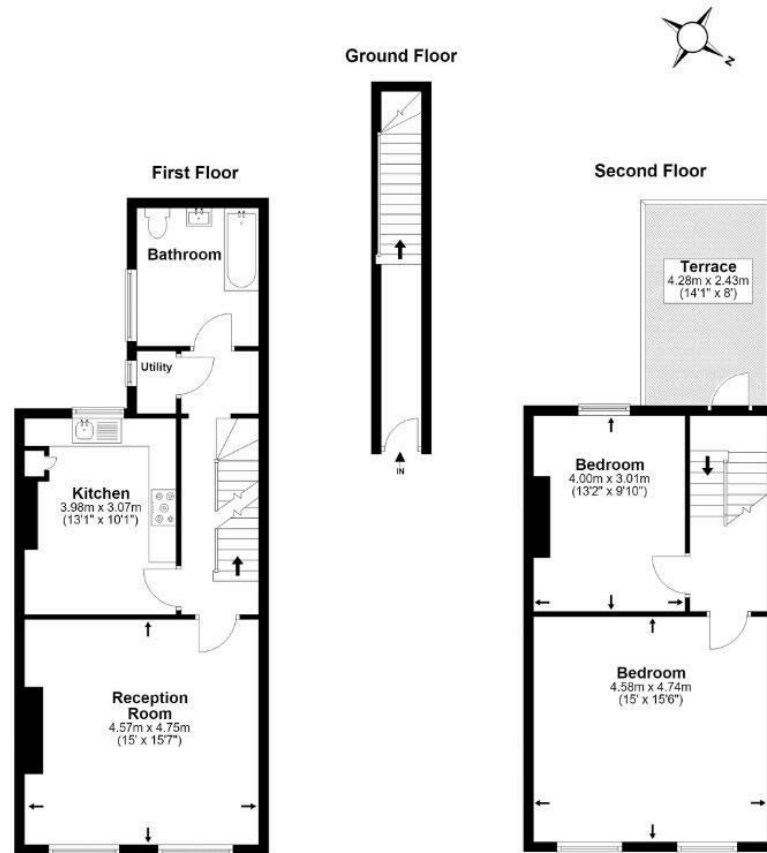
EPC: D | Council Tax Band: C | Lease: 101 years remaining | SC: £0 | GR: £300 pa | BI: £568.60



Floorplan

Kirkdale, SE26

Total* = 97.8 sq. m / 1053.0 sq. ft
 Second Floor = 40.7 sq. m / 428.6 sq. ft
 First Floor = 51.2 sq. m / 551.6 sq. ft
 Ground Floor = 5.8 sq. m / 62.8 sq. ft
 □ = Reduced head room below 1.5m



*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			
81-101) B			
69-80) C			
55-68) D		59	70
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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