



Venner Road, SE26 | £350,000

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In General

- Beautifully presented
- Hall floor apartment
- Large reception with high ceilings
- One double bedroom + study
- Stylish and contemporary kitchen
- Bathroom
- No onward chain
- Excellent location

In Detail

A beautifully presented two bed Edwardian apartment combining period charm with modern living, moments from Sydenham railway station on a quiet street with plenty of amenities along the high street.

The living area is perfectly proportioned and the arrangement works really well, with the kitchen sitting adjacent to the lounge and dining area, great for everyday living as well as hosting. With large windows and high ceilings, the reception is bright, airy and filled with lots of natural light, comfortably accommodating lounge furniture and a dining table. The kitchen has ample worktops and plenty of storage, being streamlined, uncluttered and practical.

There is a generous master bedroom to the front as well as an additional spare room which could function as a second bedroom or study.

The apartment's location in Sydenham is prime, being moments from Sydenham rail and a short stroll to Penge East and Penge West stations with great links into Central London (Victoria, Highbury + Islington, Blackfriars), close to coffee shops, bars and restaurants, as well as the green open spaces of Crystal Palace Park with its extensive recreational offerings, and a weekly farmers' market.

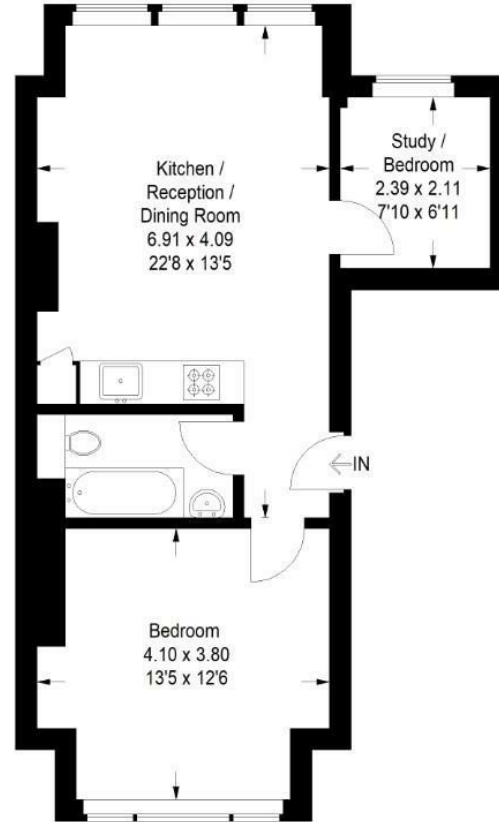
EPC: C | Council Tax: B | Lease: 123 years remaining | SC: £170.20pcm | GR: Peppercorn | BI: TBC



Floorplan

Venner Road, SE26

Approximate Gross Internal Area
48.6 sq m / 523 sq ft



Upper Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		76	81
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		