



Wiverton Road, SE26 | Guide Price £450,000

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# In General

- Charming and characterful
- Summer House/ Studio with electrics
- Reception with large bay window
- Private entrance
- South Facing Garden
- Two bedrooms
- Superb bathroom
- Excellent transport links from Penge East Station
- Close proximity to St Bartholomew's primary school
- Peaceful residential road

# In Detail

\* Guide price £450,000 to £475,000 \*

This charming two bed ground floor conversion occupies the ground floor of an attractive Victorian townhouse and enjoys its own private entrance, South facing garden and Garden room. Full of character, the property combines beautiful period details with a relaxed, effortlessly stylish feel.

At the heart of the home is an inviting reception room, bathed in natural light via the large bay window. Original timber flooring and thoughtful decorative touches create a warm and welcoming atmosphere, making it a space equally suited to cosy evenings in or entertaining friends and family.

The kitchen has been sympathetically designed to complement the character of the property, open plan and relaxed, featuring wooden worktops and ample storage offering a timeless feel, balancing practicality with charm.

Both bedrooms enjoy peaceful outlooks and generous proportions, with the principal bedroom particularly notable for its sense of space and floor-to-ceiling window overlooking the garden. The bathroom has been finished with high-quality fittings in a timeless, classic style.

Outside, the private garden provides a secluded and tranquil retreat, filled with established planting and offering plenty of space for outdoor dining, gardening or simply enjoying the warmer months. At the rear of the garden sits a fully equipped garden office, offering an ideal work from home space or creative studio.

Wiverton Road is perfectly positioned to enjoy the best of Sydenham, Penge and Crystal Palace. A selection of independent coffee shops, restaurants and local amenities are nearby, while Sydenham, Penge East and Penge West stations provide excellent connections into Central London. Crystal Palace Park is also within easy walking distance, offering expansive green space, sporting facilities, regular community events.

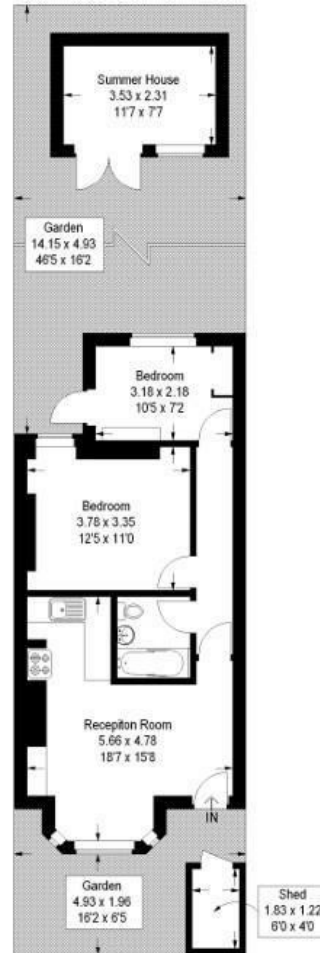
EPC: C | Council Tax Band: B | Lease: 959 Years remaining | SC: TBC pa | GR: Nil pa | BI: TBC pa



# Floorplan

## Wiverton Road, SE26

Approximate Gross Internal Area  
 Lower Ground Floor = 49.3 sq m / 531 sq ft  
 Summer House = 8.5 sq m / 91 sq ft  
 Shed = 2.0 sq m / 22 sq ft  
 Total = 59.8 sq m / 644 sq ft



Lower 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			
55-68) D		70	76
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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