



Kirkdale | Lewisham, London, SE26 4QJ



Guide Price £270,000-£280,000

Leasehold

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Kirkdale, Lewisham

Fantastic first floor Victorian conversion flat with one double bedroom, open plan, long lease, communal courtyard, private balcony, double glazing and entry phone set within a popular location, moments from Sydenham and Forest Hill Station, conveniently located for independent shops in Kirkdale, Wells Park and Sydenham Hill Wood & Cox 's Walk

Property Features

- Council Tax: Band B
- EPC Rating: C
- One Double Bedroom
- Victorian Conversion Flat
- Open Plan
- Leasehold
- Long Lease
- First Floor
- Private balcony
- Secluded Communal Courtyard
- Double Glazing
- Entry Phone
- Moments from Sydenham Station
- Conveniently located for independent shops in Kirkdale, Wells Park and Sydenham Hill Wood & Cox 's Walk



Interior

Communal Entrance

Entrance Hall Entry phone, Carpet

Lounge Double glazed window, double glazed door, built in cupboard, wood flooring, radiator

Kitchen Range of wall and base units, Laminate work surface, integrated stainless steel hob, oven, extracted fan, integrated fridge/freezer, space for washing machine, space for dishwasher, vinyl flooring,

Master Bedroom Double glazed window to side and rear, carpet, radiator

Study Room Single glazed window to rear, carpet, radiator

Bathroom Panelled bath, mixer tap and shower attachment, wash hand basin, low flush WC, vinyl flooring, heated towel rail, extractor fan

Balcony

Communal courtyard

Exterior

Secluded communal garden

Private Balcony

Additional Information

Double glazing

Central heating

Entry phone

First floor

Long lease

Leasehold

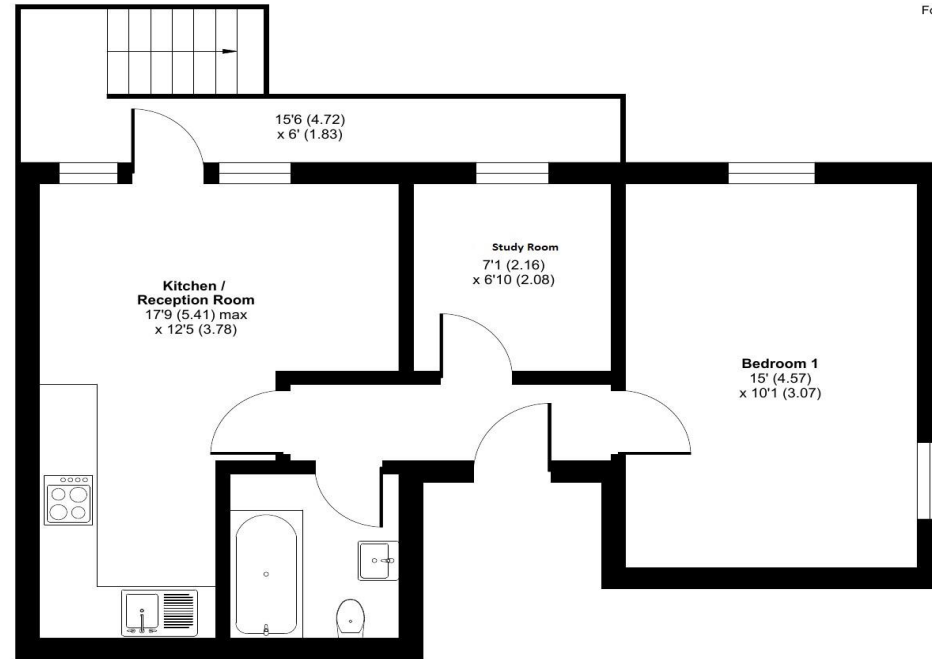
Open plan

Moments from Sydenham Station

Conveniently located for independent shops in Kirkdale, Wells Park and Sydenham Hill Wood & Cox 's Walk

Approximate Area = 457 sq ft / 42.4 sq m

For identification only - Not to scale



FIRST FLOOR



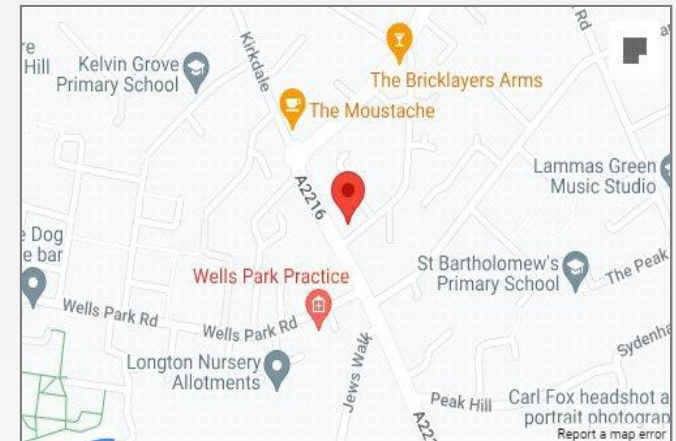
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robinson Jackson.





Property Location

Kirkdale, Lewisham, London, SE26 4QJ



**FOR MORE INFORMATION
CONTACT US TODAY.**

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