



### 3 bed apartment to buy in SE26

Sydenham Park , Sydenham , London , ,  
SE26 4EQ

**£445,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Superb split level apartment
- ✓ 1,225 sqft / 113.8 sq mtr
- ✓ Large reception
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This three bedroom, two bath property is situated within easy proximity of Kirkdale village, Sydenham and Forest Hill rail stations, with convenient access to a wide variety of cafes, pubs, and restaurants, the Horniman Museum, parks and woods.

Positioned on the upper floors of this gorgeous period property, the apartment offers 1,225 sqft of living space arranged over two floors, and enjoys grand period proportions throughout.

A central staircase leads to the first floor comprising a reception which is inviting, with plenty of space to lounge and dine, a galley kitchen, and the primary bedroom which benefits from an ensuite shower room. Upstairs are two further double bedrooms and a family bathroom.

This property offers plenty of scope to personalise and make it your own.

Sydenham Park is a well-regarded, residential road, in Upper Sydenham, great for access to some independent restaurants, pubs, gyms and excellent transport links including Sydenham and Forest Hill Overground.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 79

Annual Ground Rent Amount: £400.00

Ground Rent Review Period: yearly

Annual Service Charge Amount: £800.00

Price: Starting Bid £445,000

Property Type: Apartment

Parking: Allocated, On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

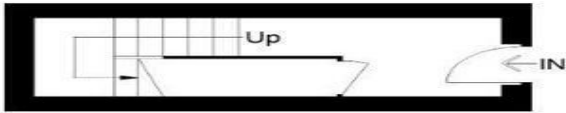
Air conditioning: No

Broadband: Cable

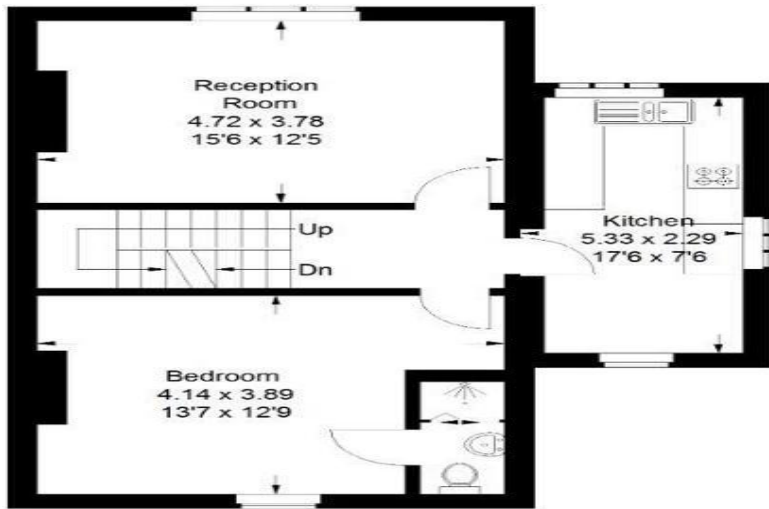
Mobile signal coverage: Good

# Sydenham Park, SE26

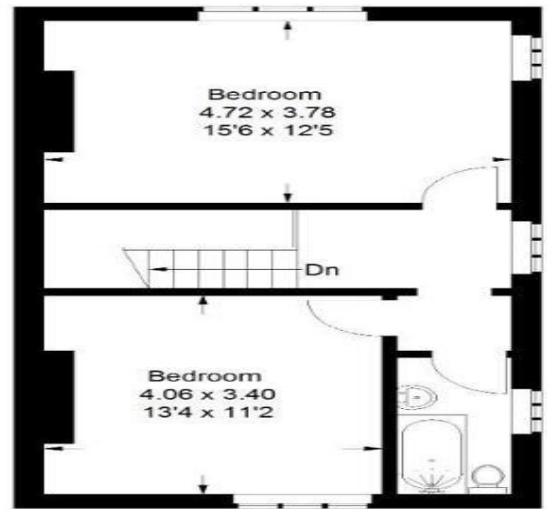
Approximate Gross Internal Area  
113.8 sq m / 1225 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Copyright www.pedderproperty.com © 2025

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sydenham Park , Sydenham , London, ., SE26 4EQ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

