



KENT HOUSE ROAD, LONDON, SE26

£850,000 FREEHOLD

This is a rare opportunity to own a distinguished Georgian home in Sydenham, meticulously curated to combine period charm with modern elegance.

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DESCRIPTION:

Nestled on one of Sydenham's most sought-after roads, this exquisite four-bedroom Georgian home combines suburban tranquility with vibrant modern styling and easy access to the city and surrounding green spaces, making it an ideal location for families, professionals, and anyone looking to enjoy the best of Sydenham.



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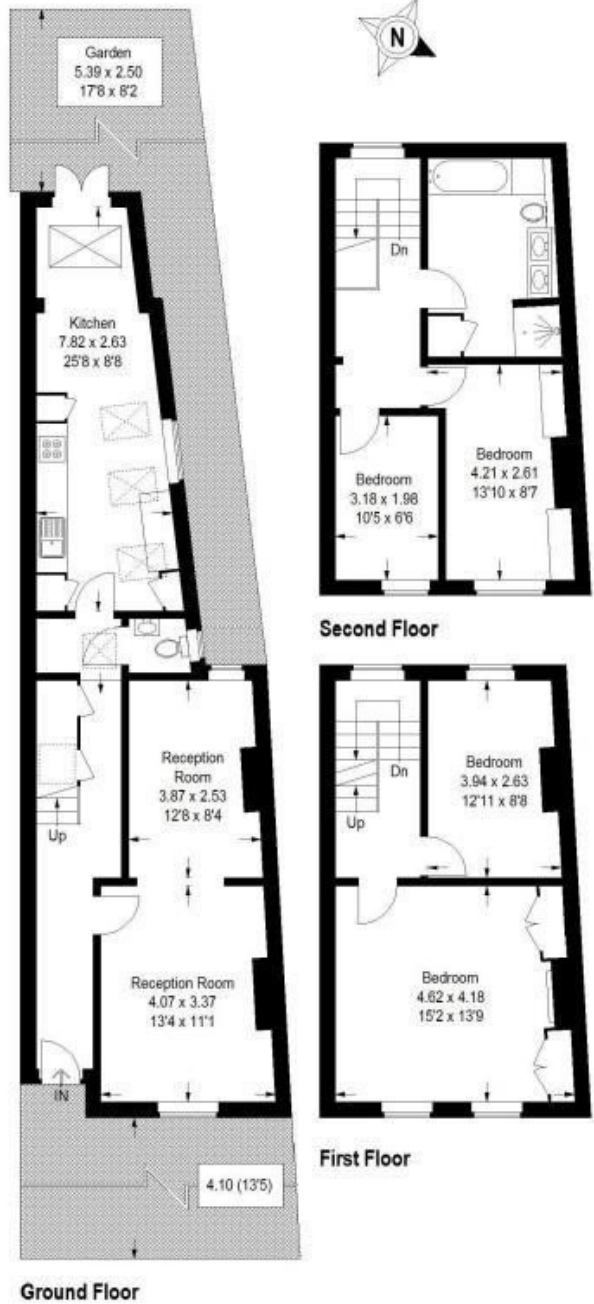


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Approximate Gross Internal Area
 Ground Floor = 58.4 sq m / 628 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 Second Floor = 36.3 sq m / 391 sq ft
 Total = 131.0 sq m / 1410 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX- E LOCAL AUTHORITY - LEWISHAM TENURE- Freehold

SERVICES: Mains Electric, Gas, Drainage, Standard water.

BROADBAND: Standard, Superfast & Ultrafast Broadband Available. Checked on Openreach Nov 2024.

MOBILE SIGNAL: You are likely to have limited voice coverage with some mobile providers. You are likely to have limited data coverage with all mobile providers

HEATING: Gas Central Heating

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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