



Panmure Road, SE26

Guide Price £925,000 - £1,000,000

Stylish four-bedroom property with large kitchen/diner at the rear and generous formal reception with period features, located in leafy Sydenham close to parks.



DESCRIPTION

Lovingly refurbished, period property with contemporary interior design in ready to move into condition.

4-bedroom family home located in leafy Sydenham, close to Mayow Park and in immaculate order throughout.

The accommodation comprises of spacious 26 ft formal reception to the front with good ceiling heights, smart stained wooden flooring, a feature fireplace and box bay window.

To the rear is a large 22 ft kitchen/dining room with double doors leading out to a partly decked southeast facing garden with lawn below. The kitchen is sleek and modern with integrated appliances and under floor heating. The property also benefits from separate utility room.

Four bedrooms make up the first floor of which 3 are double, plus stylish family bathroom with elegant roll top bath and contemporary metro style tiling. The property also has two generous sized loft spaces (one of which is standing height) offering fantastic storage and the potential, subject to planning permission to extend.

Sydenham high street is close by offering a good range of amenities, and Sydenham Station has fast and frequent trains into central, west and east London.

AT A GLANCE

- Period property with original features
- 22 ft kitchen/dining room
- 26 ft formal reception
- Separate utility
- Good sized private garden
- Stylish contemporary interiors
- Ready to move into condition

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

The property is set within a sought-after location in the highly popular Upper Sydenham area.

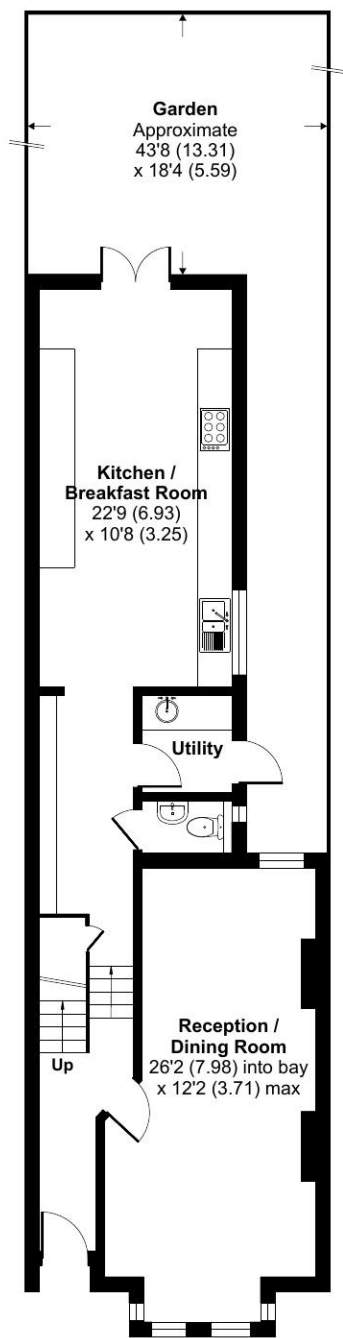
Both Sydenham and Forest Hill High Streets are within walking distance and offer a full range of independent boutiques, coffee shops, restaurants, pubs and bars, as well as your everyday essential stores. Kirkdale, a lovely parade of mostly independent businesses, including the much loved The Moustache and Mabel's Five & Dime, is at your doorstep.

Within walking distance of Sydenham Hill, Sydenham and Forest Hill stations for fast and frequent connections into central, west and east London.

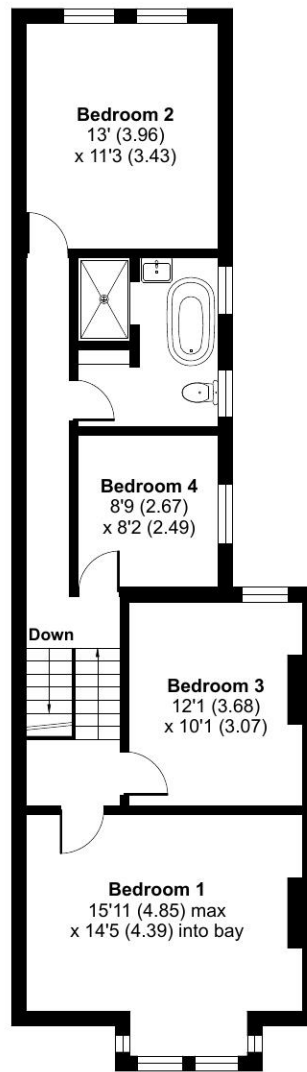
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Approximate Area = 1519 sq ft / 141.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth Forest Hill and New Cross. REF: 1038848

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