



Border Crescent, SE26

£450,000 *Leasehold*



Winkworth is pleased to offer to the market this generously proportioned two-bedroom flat set within an attractive period conversion, ideally positioned on a quiet and sought-after residential crescent in SE26.

KEY FEATURES

- Leasehold
- Two Bedrooms
- One Bathroom
- Communal Garden
- Large Driveway
- Great Location
- Excellent Transport Links



Crystal Palace

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Winkworth

for every step...

The property offers well-balanced and spacious accommodation throughout, comprising a reception room ideal for both relaxing and entertaining. A large, separate kitchen provides ample storage and worktop space and comfortably accommodates a dining area, making it perfect for modern living while retaining the charm typical of a period building. Both bedrooms are well sized, offering flexibility for couples, families, or home working. The flat further benefits from access to a large communal garden, an increasingly rare feature for properties of this type.

Additional advantages include off-street parking via a large, shared driveway, adding further convenience.

The property is located in the heart of Sydenham, close to the local amenities of the Crystal Palace Triangle and with the added benefit of convenient transport links, commuting could not be easier. With the Crystal Palace and Sydenham Parks close by, there is an abundance of green spaces for residents to enjoy.

MATERIAL INFO

- Tenure: Leasehold
- Term: 148 years
- Service Charge: £1,000 per annum
- Ground Rent: A peppercorn
- Council Tax Band: D
- EPC rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		