



Adamsrill Road, SE26 | Guide Price £450,000

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In General

- Superb ground floor maisonette
- Characterful features throughout
- Two receptions
- Share of freehold
- Two double bedrooms
- Bathroom
- Private rear garden and front garden
- No onward chain
- Moments from Mayow Park
- Excellent transport links

In Detail

* Guide price £450,000 to £475,000 *

A beautifully proportioned two double bed, two reception, Victorian maisonette with direct access to a private rear garden, located in a lovely residential pocket of Sydenham, moments from Mayow Park and within easy reach of Sydenham Road and its local coffee shops, restaurants and amenities.

Arranged across the ground floor and accessed via a private entrance, the property provides well proportioned lateral accommodation with a central hallway providing clear access to rooms on either side, all benefiting from excellent natural light and a practical, balanced layout. The main reception room to the front enjoys wonderful high ceilings, a deep set square bay window and a beautiful neoclassical fireplace with a pretty sunburst patterned cast iron insert. The dining room runs parallel to the main reception and conveniently adjoins the kitchen making the space ideal for entertaining and hosting.

There are two double bedrooms, both good sizes, with the main benefiting from fitted storage. The bathroom is stylish and finished in a contemporary style with matt black fittings.

To the rear, the garden extends the living space and is directly accessed from the kitchen, offering a private outdoor area that feels connected to the house.

Adamsrill Road is a residential street within easy reach of Bell Green retail park, Mayow Park and the wider amenities of Sydenham Road. Transport links are well served via Sydenham Overground, with additional stations at Lower Sydenham and Penge East and West nearby, along with regular bus routes into central London.

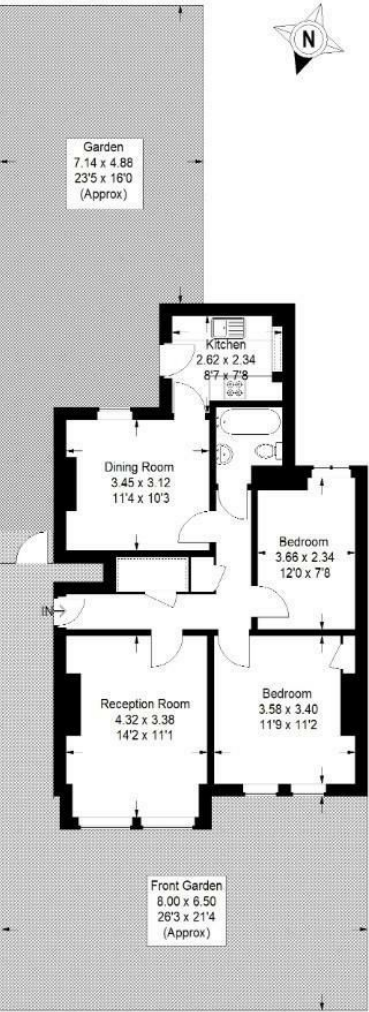
EPC: D | Council Tax Band: C | Lease: 999 Years remaining | SC: Nil | GR: Nil | BI: TBC



Floorplan

Adamsrill Road London, SE26

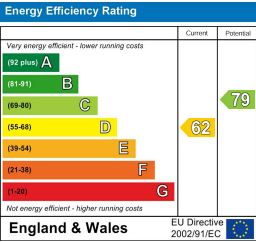
Approximate Gross Internal Area
66.5 sq m / 716 sq ft



Ground Floor

□ = Reduced headroom below 1.5 m / 5'0"

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