

HARVEY & WHEELER

ESTABLISHED LONDON 1855



CRESCENT WOOD ROAD
LONDON, SE26 6RT

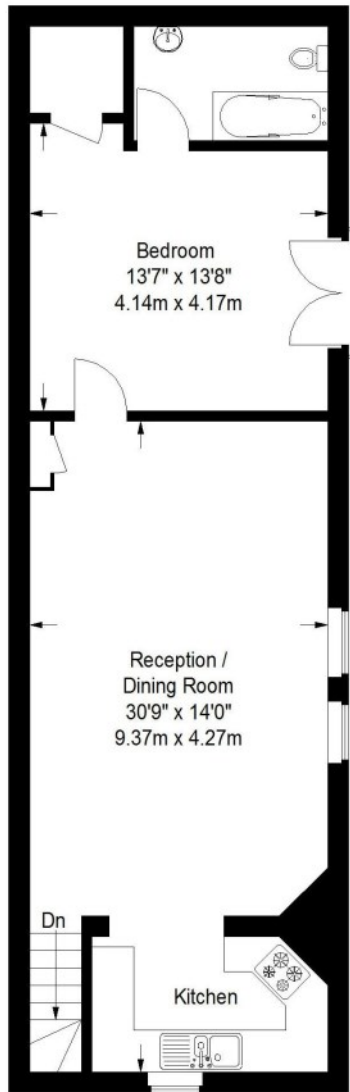
A rare opportunity to acquire this maisonette offering two bedrooms, one bathroom and a further en suite shower room of which forms part of a detached coach house in the grounds of this Victorian Mansion house. The property has its own private entrance, with off street parking, plus well maintained communal gardens, which backs onto Sydenham Woods Nature Reserve.

The property requires some minor updating to create a charming home. There is no onward chain. The nearest station is Sydenham Hill - Zone 3 with services to London Victoria and Blackfriars. EPC Rating (F). Leasehold.

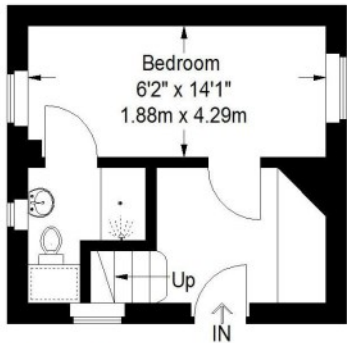
£ 500,000

Crescent Wood Road, SE26


Approximate Gross Internal Area
Ground Floor = 187 sq ft / 17.4 sq m
First Floor = 703 sq ft / 65.3 sq m
Total = 890 sq ft / 82.7 sq m



First Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID364340)



Viewing is recommended, but strictly by appointment with Sole Agents

www.harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



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