



STATION APPROACH, LONDON, SE26  
**£465,000 LEASEHOLD**

## STYLISH 2-BEDROOM, 2-BATHROOM APARTMENT IN STATION APPROACH, SYDENHAM

**Winkworth**

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## DESCRIPTION:

Welcome to this beautifully designed 2-bedroom, 2-bathroom apartment, offering a generous 977 sq ft of internal space in the highly sought-after Station Approach, Sydenham.

Perfect for modern living, this property boasts a bright, open-plan layout with plenty of natural light streaming through large windows, creating a welcoming atmosphere. The spacious living area is ideal for both relaxation and entertaining, leading out to a private balcony, where you can unwind and enjoy the view in peace.



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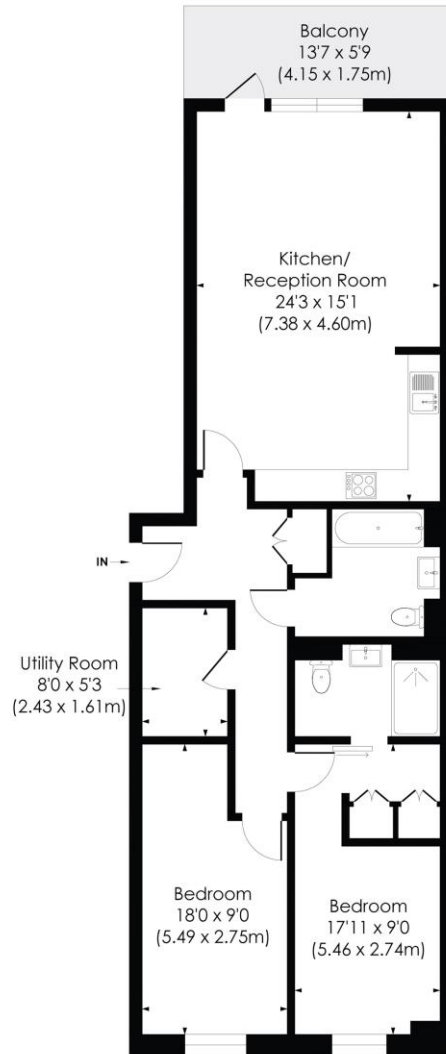
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## STATION APPROACH, SE26

Approx. Gross Internal Floor Area

977 Sq. ft/90.81 Sq. m



FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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**Tenure:** Leasehold

**Term:** 899 year and 11 months

**Service Charge & Ground Rent:** Approx. £2,400 per annum

**Council Tax Band -E Local Authority – Bromley**

**Services:** Mains Electric, Gas, Drainage, Standard water.

**Broadband:** Standard & Ultrafast Broadband Available. Checked on Openreach Feb 2025.

**Mobile Signal:** You are likely to have coverage with all mobile providers

**Heating:** Gas Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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