



Station Approach, London, SE26
Guide price £440,000 – £450,000

Two-bedroom modern apartment with open-plan living and private balcony. Located just minutes away from Lower Sydenham station.



DESCRIPTION

An opportunity to purchase this two double bedroom first floor modern apartment set within a highly sought after location just moments from lower Sydenham station.

The accommodation on offer comprises, communal entrance, lift to first floor, private entrance, entrance hall with access to two storage / utility areas, 23'7" reception room with open plan fitted kitchen, with integrated appliances, dual aspect windows overlooking a communal courtyard and garden, two double bedrooms with the master having the added benefit of an ensuite shower room and a separate bathroom. The property is very quiet due to being set away from the road and overlooking a tranquil courtyard and communal grounds.

Externally, you have direct access to a private balcony and beautiful communal grounds.

Internal viewing is highly recommended, please call Winkworth to arrange an appointment to view.

AT A GLANCE

- Two double bedrooms
- Open plan living
- Modern development
- Private balcony
- Well-kept communal gardens
- Underground residents parking
- Long lease
- Lower Sydenham, Zone 4



LOCATION

Station Approach is approximately 0.1 miles from Lower Sydenham station with connections into Central London and the City. London Bridge is a 15 minute train ride away, and trains depart to Charing Cross every 15 mins (Monday-Saturday)

The property is 1.6 miles from Beckenham Place Park and its vast green spaces for walks and picnics and swimming pond and is 1.2 miles away from the lovely Pool River walk.

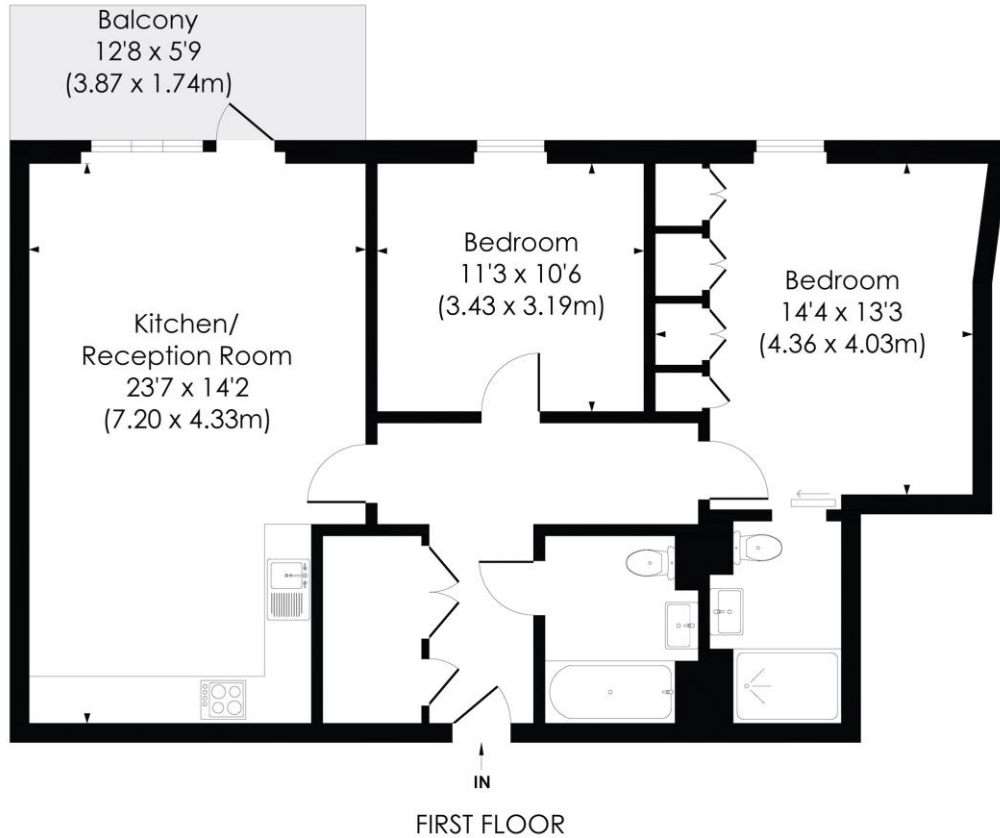
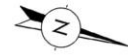
Approx. 2.5 miles away is the neighbourhood of Beckenham, with its tranquil village feel and large variety of shops and pubs.

The neighbourhood of Sydenham is approx. 0.1 miles way, with a choice of cool independents, cafes, a new yoga studio and useful shops.

STATION APPROACH, SE26

Approx. Gross Internal Floor Area

897 Sq. ft/83.35 Sq. m



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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.

- COUNCIL TAX BAND -E LOCAL AUTHORITY-** Bromley
- SERVICE CHARGE-** circa £1900-£2,200 per year, ask agent for more details
- GROUND RENT-** £400 paid annually
- TENURE-** LEASEHOLD
- LEASE LENGTH-** Approx. 243 years
- SERVICES:** Mains Electric, Gas, Drainage & Water.
- BROADBAND:** Ultrafast or Standard Broadband Available. Checked on Openreach Oct 2024.
- MOBILE SIGNAL:** Limited coverage on all mobile providers according to Openreach
- HEATING:** Gas Central Heating

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	