



Coniston Court, SE26  
Guide £425,000 - £450,000

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# In general

- South-west facing balcony
- Light filled
- Two double bedrooms and a study
- Communal gardens
- Close to Crystal Palace Park
- Numerous transport links
- Allocated off-street parking space
- Share of Freehold
- No onward chain

# In detail

Set within the Lawrie Park Triangle in Sydenham, with attractive views, this apartment for sale offers great living space and a private south-west facing balcony, with the additional benefit of an allocated off-street parking space.

These 1950s properties benefit from well-proportioned accommodation in comparison to their Victorian counterparts on surrounding streets and being top floor, this particular flat enjoys plenty of natural light.

The lateral space comprises a reception with direct access to the balcony overlooking communal gardens, a dining area with space to comfortably entertain, kitchen with ample storage and a family bathroom.

The two double bedrooms also include fitted storage, whilst the third room would lend itself well to a work from home space.

The property further benefits from being sold with a Share of Freehold.

Coniston Court is a popular development located opposite the Sydenham Tennis Club and is close to Crystal Palace Park and numerous transport links including Penge West, Penge East, Sydenham rail and also convenient for the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham.

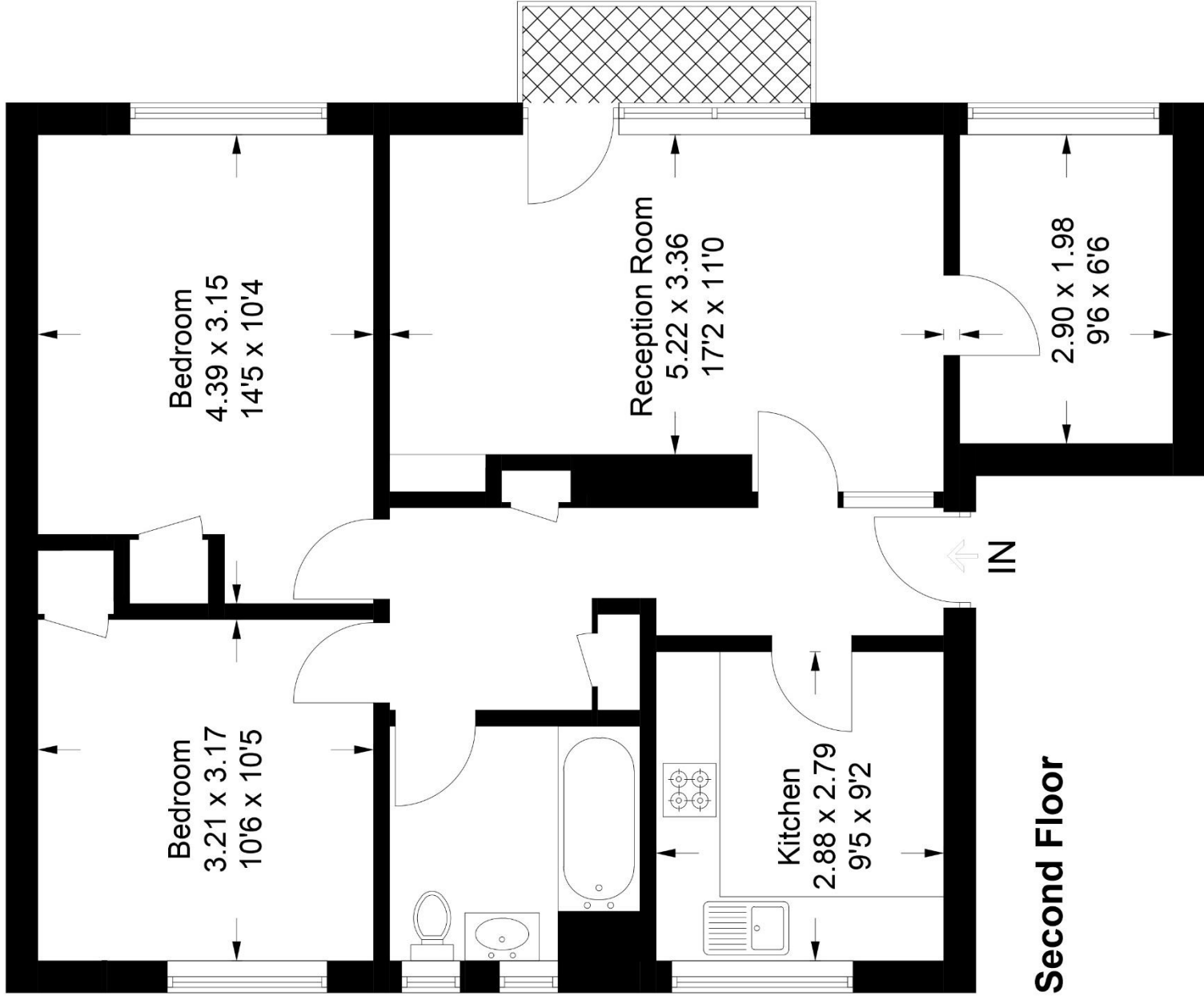
EPC: D | Council Tax: C



# Floorplan

Springfield Road, SE26

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	60   D
39-54	E		
21-38	F		
1-20	G		

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