

## Station Approach, Sydenham, SE26

£2,500PCM (Deposit: £2,654)

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Tax Band: F Furnished: Furnished optional

Please Quote Ref TH0310 For All Enquiries - Stunning three bedroom, two bathroom, ground floor apartment (1,121SqFt) with private terrace, secure designated underground parking space, and access to landscaped communal gardens, ideally situated moments from Lower Sydenham station. Superbly appointed and set within a highly sought after modern development, the property offers luxury accommodation with stylish interiors, contemporary design and high spec finish throughout. Features include an impressive dual aspect open plan reception/kitchen/diner, sleek family bathroom and master en-suite, ample inbuilt storage, district heating

system, double glazing, quality floor coverings, and neutral decor. The development itself further benefits from secure bike storage for residents.

Accommodation comprises entrance hall with generous inbuilt storage, leading into the bright and spacious, open plan dual aspect reception/kitchen/diner with direct access onto the delightful enclosed private terrace area and ample space for entertaining, relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, double wall mounted electric oven, and further space for appliances. There are three well sized bedrooms, with en-suite shower and dressing area to the master, plus a stylish family bathroom with white three piece suite and elegant tiling.

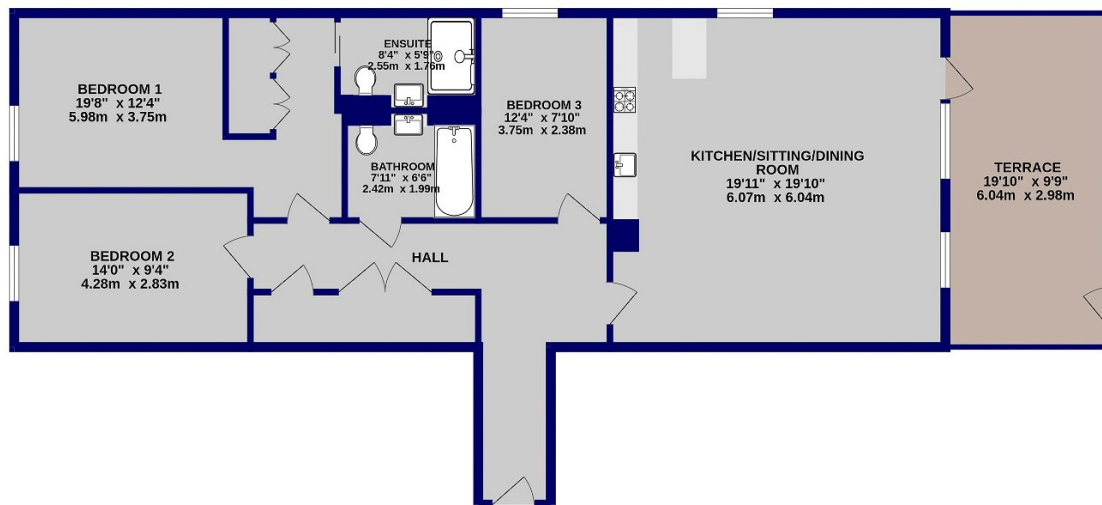
The property is very conveniently located in the Dylon Works complex, moments from Lower Sydenham station (London Bridge 16mins and Charing Cross 24 mins), as well as numerous regular bus routes, all providing excellent connections into Central London and to the surrounding area. There are a variety of shops, cafes, bars and restaurants within a short distance, as well as the Waterlink Way providing a cycling route from Sydenham to the banks of the Thames, and the wonderful open spaces of nearby Beckenham Place Park.

Viewings are highly recommended.

## Key Features

- Stunning Three Bedroom Ground Floor Apartment (1,121SqFt)
- Luxury Accommodation, Stylish Interiors and High Spec Finish
- Private Terrace
- Access to Landscaped Communal Gardens and Bike Storage
- Moments From Lower Sydenham Station and Amenities
- Sought After Modern Development
- Superb Open Plan Dual Aspect Reception/Kitchen
- Sleek Family Bathroom and Master En-Suite
- Secure Underground Parking Space
- Please Quote Ref TH0310 For All Enquiries

### GROUND FLOOR 1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.