

# HUNTERS®

HERE TO GET *you* THERE

11a Queensthorpe Road, SE26 4PJ

£800,000

Property Images

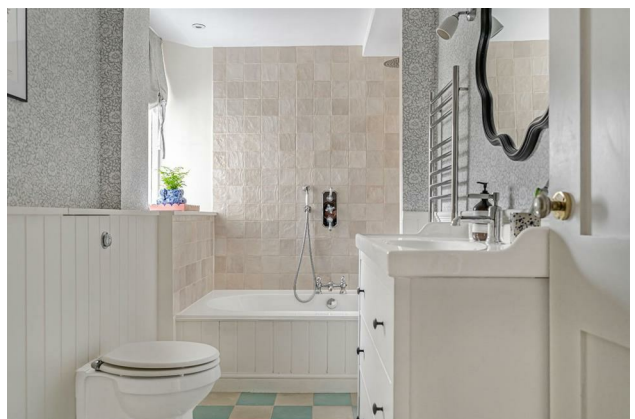




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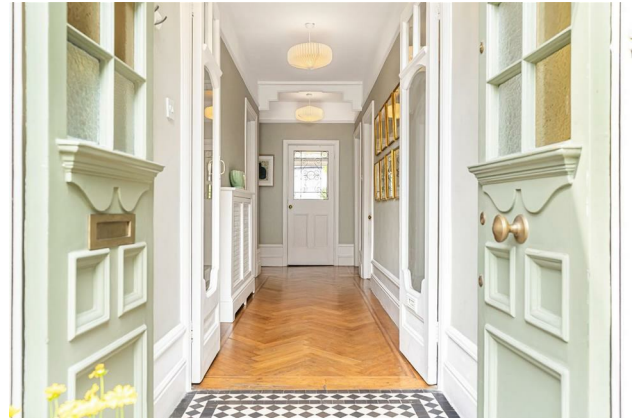




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## Property Images





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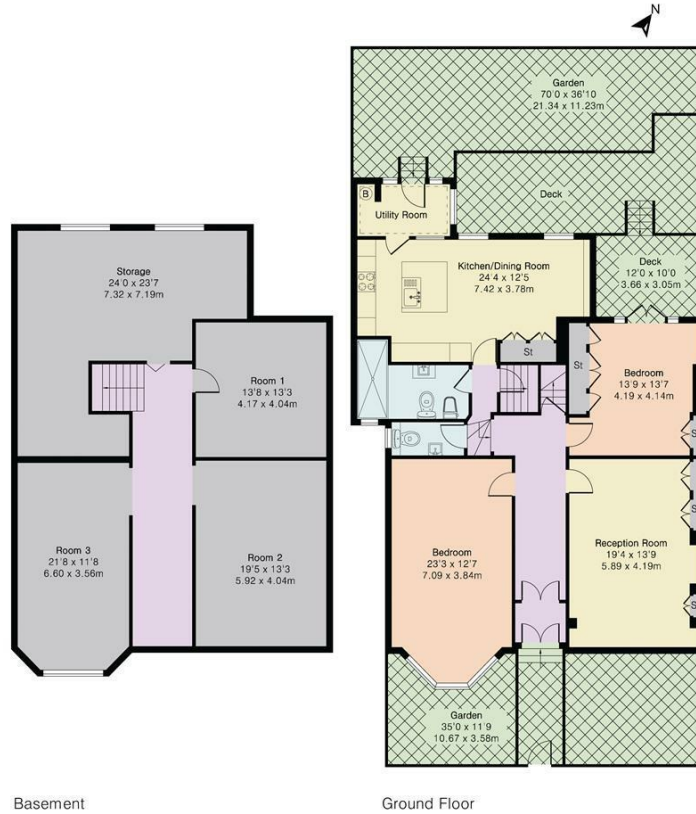




**Approximate Gross Internal Area 2769 sq ft - 257 sq m**

Basement Area 1347 sq ft – 125 sq m

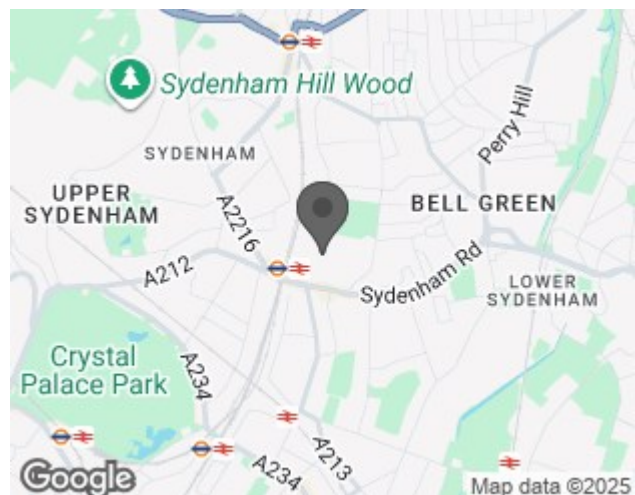
Ground Floor Area 1422 sq ft – 132 sq m



## EPC

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

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 1

Tenure: Share of Freehold

A two-bedroom Edwardian period conversion with a share of the freehold within the sought after Thorpes Conservation Area offering 2,770 sqft of living space with a reception room which is 270sqft and a main bedroom measuring 295sqft. The property offers two double bedrooms, a family bathroom, a WC, an open-plan kitchen/dining room which leads to the private garden benefitting from two decked areas and open space. The property also benefits from a basement with three rooms and a sizeable storage area.

## Features

• ASKING PRICE £800,000 • Share of Freehold • Whole ground floor of an Edwardian period property • Possibility to extend • Large and mature private front and rear gardens • Period features throughout • Very quiet location • Surrounded by green spaces • In Proximity of transport links & Proximity to highly rated schools • In Proximity of Shops, Restaurants and Amenities

EPC D

A unique two-bedroom ground floor Edwardian period conversion set over 2,770 square feet with private gardens front and back. The property offers two bedrooms (with fitted storage), a sitting room with built-in bookshelves and parquet flooring, a WC and bathroom (which has been recently renovated), and an open-plan kitchen/dining room which leads to a private and mature rear garden. The property also benefits from a basement with three rooms and a sizeable storage area.

The flat sits within the highly desirable Thorpes Estate and Thorpes Conservation Area and is rare in having not only the whole of the ground floor, but also a basement, and private front and rear garden. The property was built in 1911 and still retains many of its original features such as its wooden double front door, parquet flooring, internal doors and picture rails.

One of the many unique features of this flat is its outdoor space. The front garden benefits from easterly light in the morning, while the rear garden benefits from southerly and western light, meaning that it can be enjoyed well into the night, especially on long summer evenings. The front garden has a climbing yellow rose that comes out in spring, as well as a mature yellow magnolia tree. The decking in the rear garden is perfect for summer barbeques, supplemented by vegetables from raised beds and mature fruit trees. The rear garden extends to some 70 feet in length and is full of plants that flower throughout the seasons, including a white magnolia, an exotic orange campsis and an olive tree.

Along with the outdoor space, the pivotal feature of this flat is the sheer size: at over 2,770 feet, it is larger than many 3-4 bedroom houses. Currently the basement is used by the owners as a workout studio and sewing room as well as a storage space. There is also a possibility to extend the flat (subject to all relevant planning permissions etc) as the owners obtained a licence to extend from the freeholder.

The current owners have updated and renovated the property and garden. The bathroom has been

recently refurbished and now boasts lovely glazed tiles and William Morris wallpaper (in keeping with the Edwardian property). They have made sure the property is more energy efficient by insulating floors as well as replacing the single-glazed french doors with new double-glazed wooden french doors. The rear garden has also been remodelled and part of it has been put to lawn to allow for greater use of the garden throughout the seasons. The owners also purchased a quarter share of the freehold.

The flat sits within the Thorpes Estate which is very well situated for both transport links and amenities. Sydenham itself has a local butcher and greengrocers, as well as a bakery (Blackbird Bakery), a yoga studio, local deli (Good Food) and supermarkets (Sainsburys and Waitrose a short drive away). The area is well catered for in terms of green spaces and Mayow Park is a 3 minute walk from the property and has a cafe, cricket practice area, children's playground, tennis courts and bowls green. Sydenham train station is only a 7 minute walk from the flat with trains to London Bridge taking 17 minutes, Whitechapel in 24 minutes, and London Victoria in 34 minutes. Crystal Palace is 4 minutes away by train, where you can find cocktail bars, brunch spots as well as an Everyman cinema. The famous Crystal Palace Park is a 15 minute walk away and houses a leisure centre, boating lake and cafe. Dulwich is only a 15 minute bus ride away where you will find lots of independent shops and pubs.

#### A Message from the Sellers:

When we first walked past the climbing rose bush and through the front door, we knew the flat was unique. It is a beautiful property that still retains many of its period features such as extremely high ceilings, beautiful large windows (which bring in a lot of light) and magnificent parquet flooring. We love that the flat has huge amounts of storage (both built in as well as the basement) which is unusual in a flat and allows us to store things such as bikes out of the way while still very accessible.

The flat sits within the Thorpes Estate which has a lovely community - we know all of our direct neighbours and have a very good relationship with them. And, although we are only a couple of hundred meters away from Sydenham's bustling high street (where you can find a butcher, greengrocer, yoga studio and bakery and much more!), the flat and garden are extremely quiet and peaceful. It is lovely sitting out in the garden having a glass of wine on a summer evening watching the sun go down. We have access to lots of lovely green spaces such as the wonderful Mayow Park which has tennis courts, playgrounds, a cricket practice area and a wonderful cafe, less than a 3 minute walk away. We love our flat and have made lots of extremely happy memories and new friends while living here - we know the new owners will too.

