

FOR SALE

OIEO £450,000

Purbeck Gardens, London, SE26



A modern two double bedroom apartment with two bathrooms, large private terrace, ample storage and allocated parking, situated just moments from Lower Sydenham train station and open green spaces.



This stylish and generously sized ground floor apartment offers a perfect blend of comfort, convenience, and contemporary living.

Step inside to a welcoming entrance hall with excellent storage solutions and a secure video entry system. The bright open-plan living and kitchen area features sleek integrated appliances and opens directly onto a larger-than-average private terrace – ideal for relaxing or entertaining.

The property boasts two double bedrooms, with the master suite enjoying its own modern en-suite bathroom, a dressing area, and built-in wardrobes. There's also a modern family bathroom for guests or family use.

Additional benefits include allocated parking, a long lease, builders warranty and impressively low running energy costs. Perfectly positioned close to open green spaces, local shops, and just moments from Lower Sydenham station, you'll enjoy direct connections to London Bridge, Waterloo East, Charing Cross, and Lewisham for the DLR.

This is an excellent opportunity for professionals, downsizers, or anyone seeking a move-in ready home with superb transport links. Early viewings highly recommended.

- Two Double Bedrooms
- Two Bathrooms
- Large Terrace
- Allocated Off Street Parking
- Long Lease
- EPC Rating B



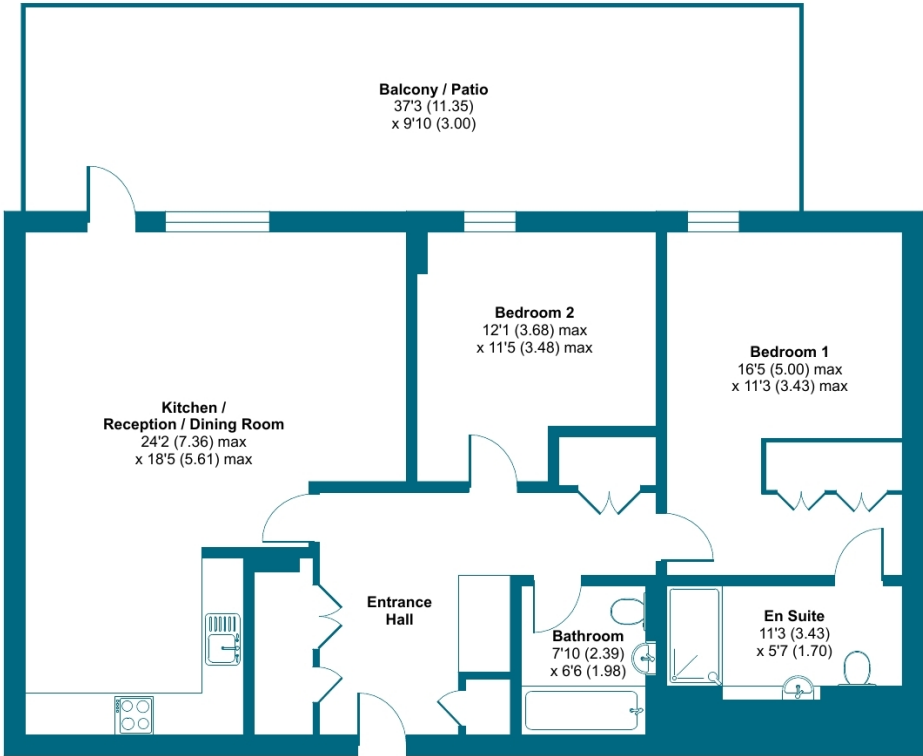






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Approximate Area = 995 sq ft / 92.4 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1336910

