

MUNDAY'S

Kirkdale, Upper Sydenham

£1,950,000



Enchanting semi-detached Victorian townhouse delivered over four floors and 2544 square feet, with two entrances (on your lower and raised ground floors respectively). Off-street parking on your front drive and a large SW-facing lawned garden of over 80 feet (with pleasing gated side access) seal the deal.

You are on glorious high ground here; far-reaching views firmly impress, setting this home apart from the rest. The substantial property has a flexible layout with six sizeable rooms (beyond your roomy reception and your generous kitchen/dining room on the upper ground floor). Use all six of these as double bedrooms, or enjoy extra reception/WFH space as your setup requires and desires. Two shower rooms and a bathroom make for no morning dramas (there is even a separate boiler serving the lower ground floor).

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

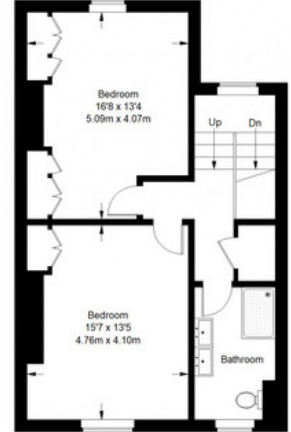
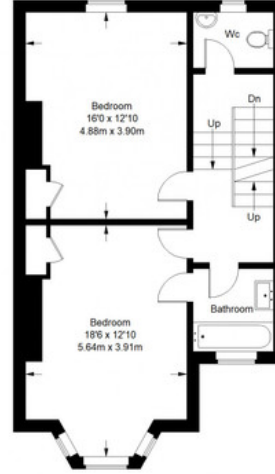
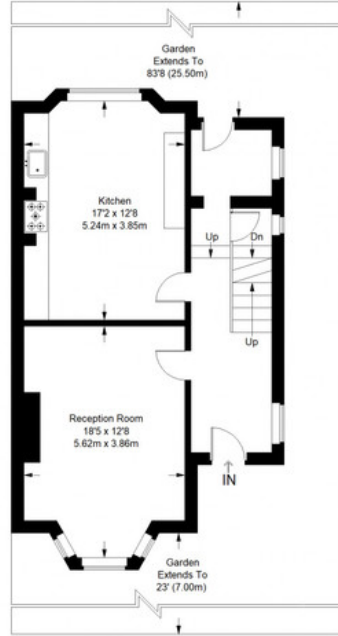
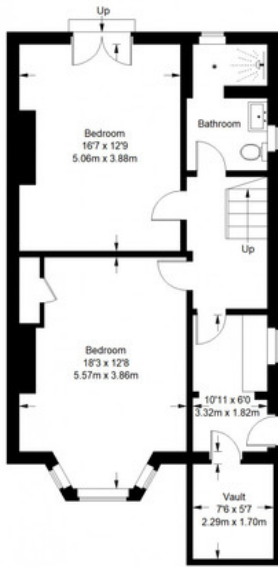
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## Kirkdale



Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 714 sq ft / 66.33 sq m  
 GROUND FLOOR = 619 sq ft / 57.51 sq m  
 FIRST FLOOR = 620 sq ft / 57.60 sq m  
 SECOND FLOOR = 691 sq ft / 64.50 sq m  
 Total = 2544 sq ft / 236.34 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)