



ABSOLUTE
PROPERTY

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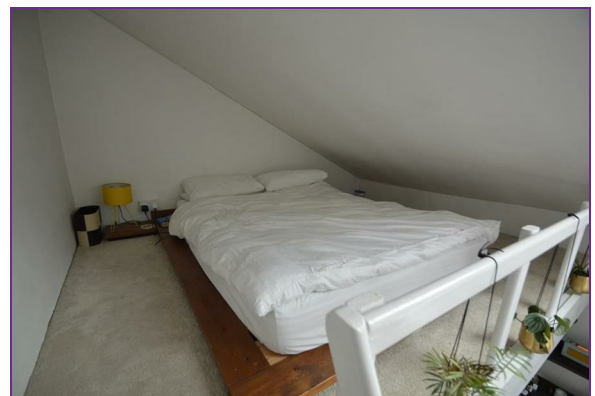


**1b The Parade, Sydenham
London SE26 6JD
£1,300 PCM**

Absolute Property are delighted to offer this well presented, modern studio flat with separate sleeping area, situated within a close walk to Sydenham station. The property benefits from a modern kitchen and bathroom, mezzanine separate sleeping area and UPVC double glazing. Call now for further details and to book in a viewing.
Available from the end of July 2026



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77	B	B
72	72	C	C
67	67	D	D
62	62	E	E
57	57	F	F
52	52	G	G

For energy efficiency: higher ranking, better
 For environmental impact: higher ranking, better

England & Wales EPC Directive 2002/91/EC
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