



Byne Road, London

Guide Price £300,000



Property Summary

GUIDE PRICE £300,000-£325,000

Propertyworld is proud to act as sole agents on this attractive split level ONE bedroom period conversion flat including SHARE OF FREEHOLD, NO CHAIN. & Semi converted "LOFT ROOM" with potential to extend further.

Located on arguably Sydenham's best road, this first time buyers dream is ideally positioned for Sydenham high street and amenities plus TWO mainline stations. Flooded in light, with beautifully proportioned accommodation throughout, the property further benefits from being presented in excellent condition. The details include: to front there is a spacious lounge with high ceilings, engineered wood flooring, large window, built in storage and neutral decor, to the side is a modern and high spec kitchen with an extensive range of white high gloss units, tiled splashback, double glazed windows, electric hob, electric oven and pantry cupboard, the bedroom is spacious, flooded in light and nicely presented. Both the central heating and electrics have been updated and the communal hallway has just been redecorated.

The bathroom includes a two piece suite and walk in shower. The flats biggest "wow" factor is the handy loft space that has been partially converted but is a workable and usable space - anyone working from home? If not, its a great space for storage,. This flat is beautifully presented, spacious and an attractive entry point into the London property market. The flat includes SHARE OF FREEHOLD with a lease of 95 years. Ground rent and service charges are zero.

Ideal for first time buyers and investors, we recommend an early viewing to avoid disappointment. Call Propertyworld on 0208 488 0011 to view.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

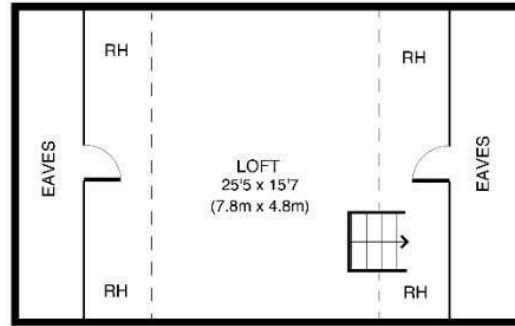
- One bedroom flat
- Convertible "loft room"
- Top floor flat
- Period conversion
- SHARE OF FREEHOLD
- CHAIN FREE
- Fabulous location
- Excellent condition
- Ideal first time buy
- Council tax band is B

Our Vendor Loves...

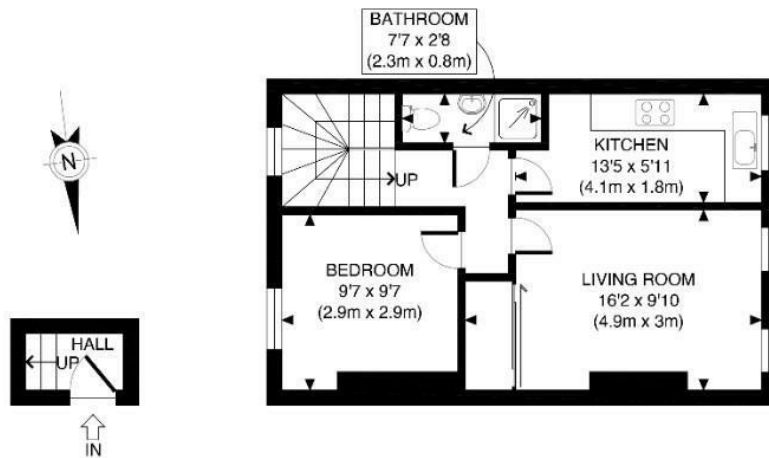
"We bought the apartment in 2006 as a London base. We liked the area instantly. Its green spaces and the great rail connections in to Central London were what drew us to Sydenham. The apartment is located on one of the nicest roads in Sydenham. And the high street is just a short walk away. Over the years we have upgraded and extended the space in the apartment. But there's potential to add more value. It's cracking home for someone wanting to enjoy everything London has to offer."







GROSS INTERNAL
FLOOR AREA 423 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 423 SQ FT

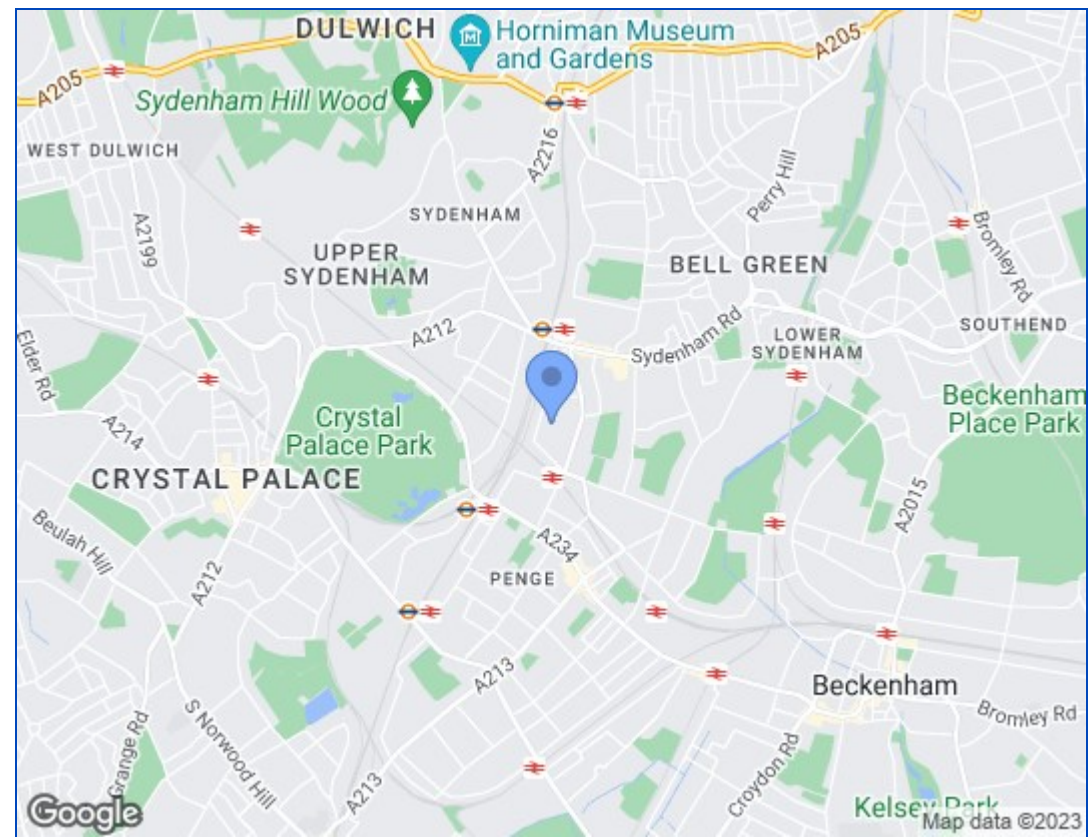
APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT / 41 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Byne Road

date 13/04/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

