



Kirkdale, London

Asking Price £400,000



Property Summary

Guide Price: £400,000 - £425,000

Propertyworld is proud to act as sole agents on this top floor THREE bedroom maisonette with a PRIVATE GARDEN, LOFT, PRIVATE ENTRANCE and NO CHAIN. Spacious, with lots of natural light, the property benefits from beautifully proportioned accommodation throughout but does require some internal modernisation. Located in the heart of Upper Sydenham, this super property is just a short walk to Sydenham mainline station, shops, cafes, restaurants and all local amenities.

The property is a great size and includes: a private entrance leads you directly into a welcoming entrance hallway, with stairs leading directly to the first floor and accommodation proper. The lounge is located to front with lots of light and an attractive bay window, the kitchen looks out to the PRIVATE REAR GARDEN and there is ample cupboard space, recently installed hot water heater, all white goods, electric oven, hob and two double glazed windows, there are three bedrooms (2 dbs, 1 sgl) plus a family bathroom and loft above. To rear is a private garden which is mainly laid to lawn. Offered CHAIN FREE and with a NEW LEASE*, this is a rare and exciting opportunity. Call Propertyworld on 0208 488 0011 to book your appointment to view.

Property Summary

- Three bedroom maisonette
- NO CHAIN
- PRIVATE GARDEN
- NEW LEASE
- Modernisation required
- Spacious accommodation
- PRIVATE ENTRANCE
- Fabulous location
- Ideal FTB
- Council tax band is C

Our Vendor Loves...

This has been a much loved & happy family home for many many years. It has always felt like a house because of the garden, the loft and having our own front door. It is big and the neighbours are great but perhaps best of all is the fact that its so close to the station and the shops. It will be sad to say goodbye but we are sure that whoever moves in will love it as much as our family has.

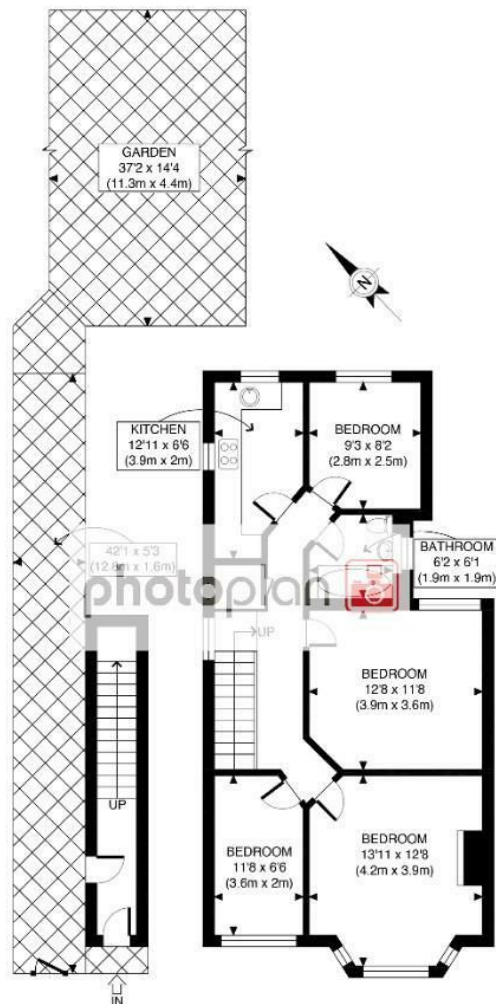


Sydenham Sales

020 8488 0011

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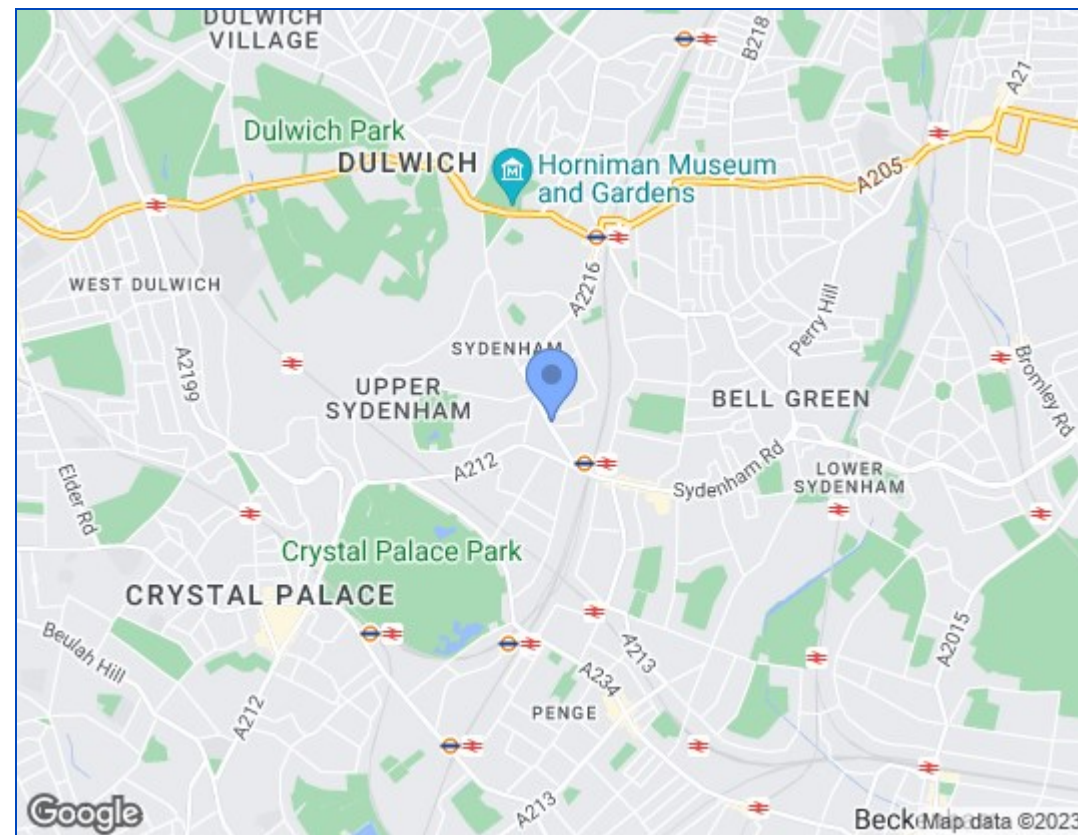




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 723 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 789 SQ FT / 73 SQM	Kirkdale
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	date: 10/03/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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