



Sydenham Road, London

Guide Price £375,000



2



1



1



C



Property Summary

GUIDE PRICE £375,000-£350,000

Propertyworld is proud to act as sole agents on this CHAIN FREE & fabulous two bedroom DOUBLE BEDROOM ground floor flat with SHARE OF FREEHOLD & COURTYARD GARDEN. Completed as part of a stylish pub re-development only 9 years ago, the property is modern, with a high specification finish and desirable layout throughout. Spacious, with generous rooms sizes and a gorgeous 19ft open plan lounge / kitchen this is a rare and exciting opportunity for first time buyers or those looking for a slice of modern London living.

Sitting opposite Home Park and Sydenham Library, the flat is well located for lots of local amenities, shops, eateries and transport links. The accommodation includes: The center piece of this uber cool apartment is the open plan kitchen / lounge with a beautiful engineered oak floor, an extensive range of cream wall and base units, integrated appliances, granite effect worktop, stylish horizontal column radiator, neutral decor and both a dining space and lounge, there are two double bedrooms -with neutral decor, fitted carpet, double glazed windows, plus there is a modern bathroom with a white three piece suite and shower over bath, tiled walls and floor.

The flat further benefits from a paved courtyard garden with a table and chairs plus bike storage, NO CHAIN and SHARE OF FREEHOLD. EPC rating is C. Council tax band B.

Call Propertyworld to be the first to view - 0208 488 0011

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

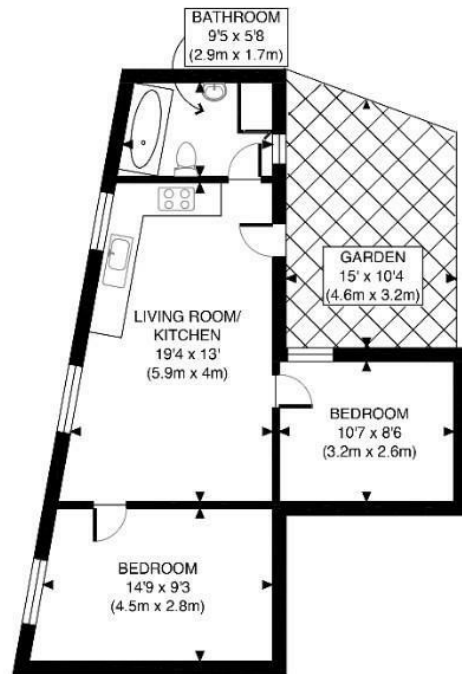
- Two DOUBLE bedroom flat
- Ground floor
- Modern property
- Courtyard garden
- NO CHAIN
- SHARE OF FREEHOLD
- Less than 10 yrs old
- Excellent location
- EPC rating is C
- Council tax is B

Our Vendor Loves...

Our Vendor Loves... I love the location of this flat, it's tucked off the main road on the corner of Elderton Road and it's within walking distance of both Lower Sydenham and Sydenham stations - making it easy to get to Waterloo, London Bridge and Shoreditch. It's also right in the heart of SE London - which is ace - amazing parks, pubs, restaurants, galleries, views and farmers markets. As for the flat itself it's been a great home that I have shared with friends and a partner. The lounge/kitchen is large and perfect for entertaining both adults and kids - and with no other flats above or below you can make as much noise as you want! There's also plenty of storage built in, with fitted wardrobes and a storage cupboard in the bathroom. The flat is also part of a really nice little community, I am friends with the owners of the other three flats and together we own share of the freehold.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 500 SQ FT

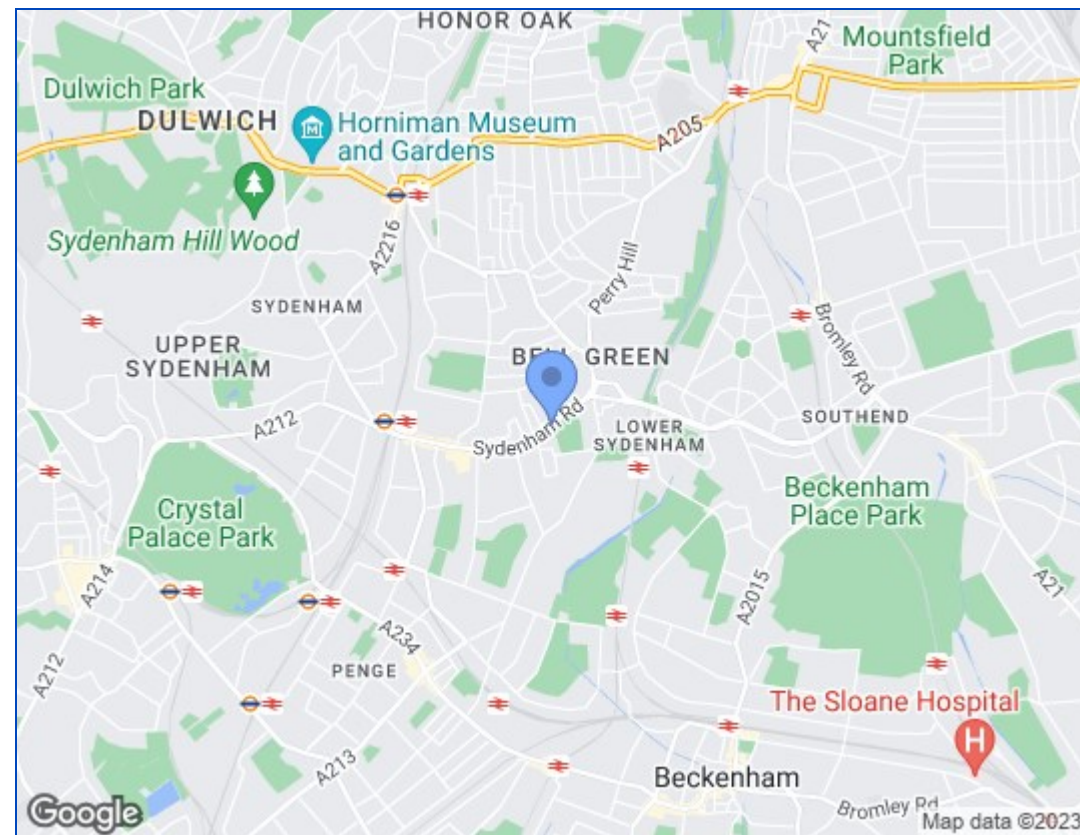
APPROX. GROSS INTERNAL FLOOR AREA 500 SQ FT / 46 SQM

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

Sydenham Road

date 29/06/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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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